



**NORTHERN
MIDLANDS
COUNCIL**

MINUTES

ORDINARY MEETING OF COUNCIL

MONDAY, 15 DECEMBER 2025



QUALIFIED PERSONS ADVICE

The *Local Government Act 1993* Section 65 provides as follows:

- (1) A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
- (2) A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless –
 - (a) the general manager certifies, in writing –
 - (i) that such advice was obtained; and
 - (ii) that the general manager took the advice into account in providing general advice to the council or council committee;
 - and
 - (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.

I therefore certify that with respect to all advice, information or recommendation provided to the Council in or with this Agenda:

- i) the advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and
- ii) where any advice is directly given by a person who does not have the required qualifications or experience, that person has obtained and taken into account in that person's general advice, the advice from an appropriately qualified or experienced person.

LIVESTREAMING AND RECORDING OF COUNCIL MEETINGS

Ordinary and Special Council Meetings held in Council's Chambers at 13 Smith Street, Longford will be audio live streamed and recorded and made available on the internet via Council's website www.nmc.tas.gov.au.

The recording will be uploaded to Council's website as soon as possible and no later than four business days after the Council meeting (not including the day of the meeting). A link to the streaming service and recording of meetings will be made available on Council's website for ease of access.

Closed Council Meetings will not be live streamed or recorded.

A copy of the recording of the meeting will be placed on Council's website as soon as practicable after the meeting.

Regulation 43(9) provides that "a Council may determine any other procedures relating to the audio recording of meetings it considers appropriate".

In addition to the Live Streaming Policy, Council is to audio record meetings to assist Council officers in the preparation of minutes of proceedings.

The provision for audio recording of Council meetings in this policy:

- only applies to formal Council meetings (ordinary meetings, special meetings and Annual General meetings);
- does not apply to closed sessions of Council;
- does not apply to Committees of Council;
- the recording will not replace written minutes and a transcript of the recording will not be prepared by Council;
- the recording may be used by Council staff to assist with the preparation of the minutes;
- the minutes of a meeting, once confirmed by Council, prevail over the audio recording of the meeting;

A member of the public may only use an audio recorder, or any other recording and/or transmitting device, to record the proceedings of a meeting of Council with the written permission of the General Manager for the express purpose proposed. The Northern Midlands Council reserves the right to revoke such permission at any time.

Unless expressly stated otherwise, Northern Midlands Council claims copyright ownership of the content of recordings of Council meetings ("the Recordings").

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The Northern Midlands Council reserves the right to revoke such permission at any time. Apart from uses permitted under the *Copyright Act 1968*, all other rights are reserved.

Requests for authorisations, including authorisations for the use of recordings, should be directed to the General Manager, 13 Smith Street, Longford TAS 7301.

Maree Bricknell

ACTING GENERAL MANAGER



GUIDELINES FOR COUNCIL MEETINGS

EXPECTATIONS OF COUNCILLOR CONDUCT

- The *Code of Conduct for Elected Members Policy* sets out the standards of behaviour expected of Councillors with respect to all aspects of their role, including the following:
 - Councillors acknowledge the importance of high standards of behaviour in maintaining good governance and therefore agree to conduct themselves in accordance with the standards of behaviour set out in the Policy;
 - Councillors are to be respectful in their conduct, communication and relationships with members of the community, fellow Councillors and Council employees in a way which builds trust and confidence in Council;
 - Councillors' actions must not bring the Council or the office of a Councillor into disrepute;
 - Councillors must treat all persons fairly, must not cause any reasonable person offence or embarrassment, and must not bully or harass any person;
 - Councillors must listen to, and respect, the views of other Councillors in Council meetings, and endeavor to ensure that issues, not personalities, are the focus of debate;
 - Councillors must show respect when expressing personal views publicly and the personal conduct of a Councillor must not reflect, or have the potential to reflect, adversely on the reputation of the Council;
- Pursuant to section 28(3)(a) of the *Local Government Act 1993*, Councillors must not direct or attempt to direct an employee of the council in relation to the discharge of the employee's duties;
- Pursuant to section 40 of the *Local Government Act 1993*, the chairperson may suspend a councillor from part or all of the meeting if the councillor makes a personal reflection about another councillor or an employee of the council and refuses to apologise; or interjects repeatedly; or disrupts the meeting and disobeys a call to order by the chairperson.

MEETING CONDUCT

- People attending Council Meetings are expected to behave in an appropriate manner.
- The following is not acceptable:
 - Offensive or inappropriate behaviour;
 - Personal insults; and
 - Verbal abuse.
- Pursuant to section 41 of the *Local Government Act 1993*, it is an offence if a member of the public hinders or disrupts a council meeting.
- In the case of any inappropriate outburst or derogatory behaviour, an apology from the offending party or parties will be requested. Anyone at the meeting, if they feel offended in any way by any such behaviour specified above, should immediately bring the behaviour to the notice of the Chairperson by the way of a Point of Order.
- The Chairperson has the right to evict from a meeting any person who is not behaving to an appropriate standard.

PUBLIC QUESTIONS AND STATEMENTS

Regulation 36 of the *Local Government (Meeting Procedures) Regulations 2025* relates to the provision of Public Question Time during a Council meeting. Regulation 36(3) of the Regulations stipulate that "*a Council is to determine any other procedures to be followed in respect of public question time at an ordinary council meeting.*"

Public question time is to commence at approximately 5.30pm and is to be conducted in accordance with the following guidelines:

- At each Council Meeting, up to 20 minutes, or such longer period as Council may determine by resolution at that meeting, is to be provided for persons at the meeting to ask questions.
- A person seeking to ask a question must firstly identify himself or herself by stating their name and the town they reside in.
- If more than one person wishes to ask a question, the Mayor is to determine the order in which those questions are asked.
- Questions must be directed to the Mayor who shall answer or direct the question to the appropriate Councillor or Council Officer. A question will be answered if the information is known otherwise taken on notice and responded to in writing within 10 working days. Questions should preferably be in writing and provided to the General Manager at the Council Meeting.
- A person is entitled to ask no more than two questions on any specific subject. If a person has up to two questions on several subjects, the Mayor may defer those questions until other questions have been asked and refer back to that person only if time permits.
- Each speaker is limited to a maximum of 3 minutes.

REPRESENTATIONS ON PLANNING ITEMS

A maximum of four persons per item (two for and two against) will be permitted to address Council on a planning item. After the representation has been made, Councillors are permitted to ask questions of the party who made the representation.

PETITIONS

Part 6, Division 1 of the *Local Government Act 1993* refers to the presentation of a petition to Council. Council is to treat any petition received in accordance with the provisions of the *Local Government Act 1993*.



MINUTES of the Ordinary Meeting of the Northern Midlands Council held on 15 December 2025 at 5.43pm in person at the Council Chambers, 13 Smith Street, Longford

1 ATTENDANCE

PRESENT

Mayor Mary Knowles OAM, Deputy Mayor Janet Lambert, Cr Dick Adams OAM, Cr Alison Andrews AM, Cr Richard Archer, Cr Matthew Brooks (to 8.17pm), Cr Richard Goss, Cr Paul Terrett.

In Attendance

Miss Maree Bricknell - Acting General Manager, Mr Leigh McCullagh - Works Manager (to 8.30pm), Mr Paul Godier - Senior Planner (to 7.57pm), Ms Brandie Strickland - Statutory Planner (to 6.46pm), Ms Kristy Nutting - Executive Officer (to 8.30pm), Mr Ben Badcock - IT Officer (to 6.46m), Mrs Lee Viney - Executive Assistant (to 8.30pm).

APOLOGIES

Cr Andrew McCullagh.



Item	Page No.
1 ATTENDANCE	4
2 TABLE OF CONTENTS	5
3 ACKNOWLEDGEMENT OF COUNTRY	7
4 DECLARATIONS OF INTEREST	7
5 PROCEDURAL	8
5.1 Confirmation Of Council Meeting Minutes	8
5.2 Date Of Next Council Meeting	8
5.3 Motions On Notice By A Councillor	9
5.3.1 Notice Of Motion: Artificial Intelligence (AI) Use In Local Government	9
5.4 Councillor Questions On Notice	11
5.5 Code Of Conduct Panel Determination	13
6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES	15
7 COUNCIL COMMITTEES - RECOMMENDATIONS	15
7.1 Evandale District Committee	15
7.2 Ross District Committee	15
8 INFORMATION ITEMS	16
8.1 Council Workshops/Meetings Held Since The Last Ordinary Meeting	16
8.2 Mayor's Activities Attended & Planned	16
8.3 General Manager's Activities	17
8.4 Petitions	18
8.5 Conferences & Seminars: Report On Attendance By Council Delegates	19
8.6 132 & 337 Certificates Issued	23
8.7 Animal Control	24
8.8 Environmental Health Services	24
8.9 Customer Request Receipts	25
8.10 Gifts & Donations (Under Section 77 Of The LGA)	26
8.11 Action Items: Council Minutes	26
8.12 Resource Sharing Summary: 01 July 2025 To 30 June 2026	31
8.13 Vandalism	32
8.14 Youth Program Update	32



8.15 Integrated Priority Projects & Strategic Plans Update	35
8.16 Tourism & Events And Heritage Highway Tourism Region Association (HHTRA) Update ...	37
8.17 Northern Tasmania Regional Land Use Strategy Review - Have Your Say	39
9 PUBLIC QUESTIONS AND STATEMENTS.....	40
10 COUNCIL ACTING AS A PLANNING AUTHORITY	41
11 PLANNING REPORTS.....	42
11.1 PLN-25-0165 Single Dwelling, 2A Bridge Street, Ross	42
12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION.....	58
13 DEVELOPMENT SERVICES REPORTS	59
13.1 Development Services: Monthly Report	59
13.2 Single Start-Up Permit Consultation Submission	67
13.3 Fees Schedule Review - Planning And Engineering	70
14 GOVERNANCE REPORTS	75
14.1 Policy Update: Overhanging Trees	75
14.2 Cressy Childcare / Bartholomew Park - Draft Masterplan	78
15 CORPORATE SERVICES REPORTS.....	81
15.1 Policy Reviews: Risk Management Policy & Framework; Code Of Tendering And Procurement	81
16 WORKS REPORTS.....	85
16.1 Campbell Town - Additional Electric Vehicle Charging.....	85
17 ITEMS FOR THE CLOSED MEETING	89
17.1 Closed Council Decisions Released.....	90
18 CLOSURE	91



3 ACKNOWLEDGEMENT OF COUNTRY

We acknowledge and pay our respects to the Tasmanian Aboriginal Community as the traditional and original owners, and continuing custodians of this land on which we gather today and acknowledge Elders past and present.

4 DECLARATIONS OF INTEREST

In accordance with

- part 5 of the *Local Government Act 1993*,
 - in particular, section 48(2) of the *Local Government Act 1993*;
- regulation 10(3)(f) of the *Local Government (Meeting Procedures) Regulations 2025*;
- schedule 1, part 2 of the *Local Government (Code of Conduct) Order 2024*; and
- section 28U of the *Local Government Act 1993* requires compliance with the Code of Conduct

the Mayor requests Councillors and staff to indicate whether they have, or are likely to have, an interest in any item on the Agenda.

The following Declarations of Interest were received:

- Deputy Mayor Janet Lambert - Open Council Item 5.5 Code of Conduct Panel Determination - Non-Pecuniary.
 - Councillor Alison Andrews - Open Council Item 5.5 Code of Conduct Panel Determination and Closed Council [Item 4.2 Action Items: Closed Council Minutes] Item 5.3 - Non-Pecuniary.
 - Councillor Richard Archer - Open Council Item 14.1 Policy Update: Overhanging Trees - Non-Pecuniary.
 - Councillor Paul Terrett - Open Council Item 5.5 Code of Conduct Panel Determination - Non Pecuniary; Closed Council - Item 3.5.1 - Pecuniary and Item 3.6.1 - Perceived.
-



5 PROCEDURAL

5.1 CONFIRMATION OF COUNCIL MEETING MINUTES

5.1.1 Confirmation Of Minutes: Ordinary Council Meeting

MINUTE NO. 25/366

DECISION

Cr Andrews/Cr Archer

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 17 November 2025, be confirmed as a true record of proceedings.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss and Cr Terrett

Voting Against the Motion:

Nil

RECOMMENDATION

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 17 November 2025, be confirmed as a true record of proceedings.

5.2 DATE OF NEXT COUNCIL MEETING

Mayor Knowles advised that the next Ordinary Council Meeting of the Northern Midlands Council would be held at 5.00pm on Monday, 19 January 2026.



5.3 MOTIONS ON NOTICE BY A COUNCILLOR

The following Notice of Motion was received.

5.3.1 Notice Of Motion: Artificial Intelligence (AI) Use In Local Government

Responsible Officer: Maree Bricknell, Acting General Manager

MINUTE NO. 25/367

DECISION

Cr Terrett/Cr Brooks

That the Council request that officers prepare a report for Council that addresses the following:

- a) the current Artificial Intelligence (AI) use in local government;
- b) examine, if any, feasible opportunities that are available, or will soon be available, to enable the Northern Midlands Council to benefit from its use;
- c) make recommendations how AI can improve the effectiveness of Council.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss and Cr Terrett

Voting Against the Motion:

Nil

At approximately 5.53pm, following conclusion of discussion and decision on item 5.3.1, Council commenced with Item 9 Public Question & Statements and Items listed under Items 11 and 12 relating to Planning as listed in the Agenda for the meeting.

OFFICER'S RECOMMENDATION

Council Officer's support Cr Terrett's recommendation:

That the Council request that officers prepare a report for Council that addresses the following:

- a) the current Artificial Intelligence (AI) use in local government;
- b) examine, if any, feasible opportunities that are available, or will soon be available, to enable the Northern Midlands Council to benefit from its use;
- c) make recommendations how AI can improve the effectiveness of Council.



Councillor Terrett has requested the below Notice of Motion be included in the Agenda for the Council Meeting to be held on 15 December 2025.

NOTICE OF MOTION

That the Council request that officers prepare a report for Council that addresses the following:

- a) The current AI use in local government;
- b) Examine, if any, feasible opportunities that are available, or will soon be available, to enable the Northern Midlands Council to benefit from its use.
- c) Make recommendations how AI can improve the effectiveness of Council.

BACKGROUND

Artificial Intelligence (AI) presents a significant opportunity to create much needed efficiency in council services.

AI will empower every council – even the most risk-averse – to unlock value from their most abundant asset: data. For the first time, councils will connect hundreds of thousands of organisation-wide data points, enabling them to complete tasks in seconds, transforming staff's efforts from high-volume processing to high-value productivity. From automating everyday admin tasks to producing reports and forecasting trends, AI presents an opportunity to transform council's operations.

The rate of transformation is increasing and in the coming months, Agentic Open AI, will further elevate everyday capabilities. Unlike traditional AI, which responds to commands, Agentic Open AI can understand and enable more informed and efficient decision-making. This instance of AI provides robust security to data.

Councils that start balancing early-adoption risk with the rewards of transformation today will be best positioned to lead tomorrow. By embracing AI responsibly and engaging with providers that put trust at the centre of their AI strategy, councils can maintain community trust, optimise operations and sustainably reshape service delivery.

One of the opportunities for AI is planning as it has the potential to deliver faster, more consistent, and transparent services by streamlining and automating document processing, application validation, and customer service queries. Reducing this load can free planners to focus on strategic, judgment-based enabling officers to focus on long-term strategic priorities.

With appropriate safeguards in place, AI adoption represents a responsible, forward-looking initiatives that enhances efficiency, improves community engagement, and supports sustainable growth.

The Greater Launceston Transformation Project includes smart city initiatives such as 3D modelling and digital twins, demonstrating the potential for AI-enabled planning tools.

The Tasmanian Government has released guidance supporting ethical, risk-based AI adoption in public services, aligned to national standards.

Within Tasmania, AI use is limited but growing rapidly. It is important for Northern Midlands Council to stay ahead and identify the advantages and opportunities of AI.

ATTACHMENTS

Nil



5.4 COUNCILLOR QUESTIONS ON NOTICE

Following Item 12 Council Acting as a Planning Authority: Cessation, Council continued with Item 5.4 Councillor Questions on Notice and the remainder of items as listed in the agenda.

MINUTE NO. 25/371

DECISION

Cr Goss/Cr Archer

That Council receive the Questions on Notice and note the answers provided.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss and Cr Terrett

Voting Against the Motion:

Nil

RECOMMENDATION

That Council receive the Questions on Notice and note the answers provided.

Councillor Terrett has submitted the following six (6) questions on notice to the Acting General Manager.

1. Can you advise what Christmas lights and decorations have been installed by Council in 2025 at each of our villages.

Answer: Christmas themed Street Banners are placed in Avoca, Campbell Town, Cressy, Evandale, Longford, and Perth. Fairy lights were supplied to an Evandale Community Group for placement around trees in High and Russell Streets, and at Longford the tree lights at Victoria Square have been lit again this year.

2. In the 2024/25 and 2025/26 Budgets funds were allocated to renovate the toilets at Charles Berryman Park, Perth and a new single toilet at Blackburn Park, Campbell Town, can you advise when construction is planned to start on these two toilets.

Answer: The Project Manager is currently working on design and planning issues to enable the construction phase to begin. A report to Council will be presented in the new year regarding the Charles Berryman Park amenities at Perth. The design phase for the Blackburn Park amenities will commence in February 2026.

3. The State Government has opened consultation into Tasmania's first Disability Inclusion Plan. As Council will be developing its own Disability Action Plan and Positive Ageing Plan, will Council be making a submission to the State Government consultation.

Answer: The consultation process is primarily seeking the input of people with disabilities, their families and advocacy groups. Council will promote the opportunity to contribute on Facebook once the promotional material is received from DPAC.

A Council officer has registered to participate in the Plan's Consultation Webinar on 15 December 2025.

The finalised plan is due for release in mid 2026 and will serve as a valuable resource when developing Council's Disability Action Plan.

4. Will the Perth and Campbell Town Streetscape Plans include Disabled Parking that is conveniently located near the supermarkets and chemists.

Answers: No, the Perth streetscape project is progressing in accordance with the approved plans. However, Council acknowledges the need for accessible parking and confirms that a designated disability car parking



space is available in Councils Talisker Street car park. This location is at the rear of the supermarket and chemist precinct, providing a safe environment away from the busy thoroughfare.

No, the Campbell Town streetscape project is progressing in accordance with the approved plans. However, Council recognises the importance of accessible parking and has incorporated an additional disability parking space into the preliminary design for King Street. This new space will complement the existing disability parking spot located in front of the supermarket. In addition, the Campbell Town Chemist provides two dedicated disability parking spaces at the rear of its building, and the adjacent bottle shop offers one dedicated space, ensuring improved accessibility for the community.

5. Could you advise when community consultation will commence for Stage 2 of the Campbell Town Streetscape.

Answer: This is planned for early in the new year, 2026.

6. When is it anticipated that community consultation will be undertaken regarding the revised Ross flood mapping.

Answer: At the 18 August 2025 Council Meeting, Council made the following decision:

MINUTE NO. 25/254

DECISION

Cr Andrews/Cr Adams

That Council

- a) *withdraw Draft Amendment (AM-NOR-13-2024) to apply the Flood Prone Areas Hazard Code Overlay to land at Perth, Campbell Town and Ross, under section 40E (1)(b) of the Land Use Planning and Approvals Act 1993; and*
- b) *continues to work with the Tasmania State Emergency Service Flood Policy Unit to develop greater alignment between Local Council Flood Studies and the Tasmanian Strategic Flood Maps.*

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss and Cr Terrett

Voting Against the Motion:

Nil

Council will therefore not be proceeding with inserting the revised flood mapping into the Planning Scheme maps, negating the need to undertake consultation/further public exhibition on this matter.

The State Emergency Service (SES) remain committed to undertaking consultation on the Tasmanian strategic flood maps as required. Unfortunately, due to unforeseen circumstances, an SES Community Preparedness Day scheduled on the 8 November (in Campbell Town) was cancelled.

The SES have been contacted to arrange an alternative information session for Ross on the Tasmanian Strategic Flood Maps in the new year.

Anyone with immediate concerns can contact the SES directly. Further information, including contact details, are available at: <https://www.ses.tas.gov.au/know-your-flood-risk/flood-risk-management/>.

SES with the State Planning Office and the Director of Building Control are currently developing guidance to amend Tasmanian land use planning and building control arrangements (known as the Tasmania Land Use Planning and Building Control Policy for Flood Risk Management Project) to help reduce future flood risk exposure. NMC staff have been actively involved in the workshop series for this project. Consultation will take place in due course, via amendments to the:

- State Planning Provisions – C12.0 Flood-Prone Areas Hazard Code and Overlay
- Building Regulations 2016 (Sections 53 and 54)
- Director of Building Control's – Director's Determination – Riverine Inundation Hazard Areas.



5.5 CODE OF CONDUCT PANEL DETERMINATION

Report Prepared by: Maree Bricknell, Acting General Manager

Councillor Andrews and Councillor Terrett declared an interest and left the meeting at 6.01pm.

Council RESOLVED to accept the Determination Report.

In accordance with section 28ZK of the *Local Government Act 1993* (the Act) the Code of Conduct Panel has made its determination in relation to the complaint lodged by Councillor Terrett against Councillor Andrews. A copy of the Determination Report is attached.

As per section 28ZK (2) of the *Local Government Act 1993* (the Act), copies of this determination report have been provided to the complainant, the councillor against whom the complaint was made, the Northern Midlands Council's Acting General Manager, and to the Director of Local Government.

Section 28ZK (7) of the *Local Government Act 1993* requires that any person who receives a determination report must keep the determination report confidential until the report is included within an item on the agenda for a meeting of the relevant council.

A person aggrieved by the determination of the Code of Conduct Panel, on the ground that the Panel failed to comply with the rules of natural justice, is entitled under section 28ZP of the Act to apply to the Tasmanian Civil and Administrative Tribunal for a review of the determination on that ground. An application for review may only be made within 28 days of the date of notification of the determination.

Following the conclusion of this period, the report is to be included within an item on the agenda for the first meeting of the Council at which it is practicable to do so, and which is open to the public.

In accordance with section 28ZK (4) of the Act, this Report is being tabled at the first meeting of the Council at which it is practicable to do so and which is open to the public.

ATTACHMENTS

1. DETERMINATION REPORT - C 38205 - Northern Midlands Council - Cr Terrett against Cr Andrews [5.5.1.1 - 8 pages]

Councillor Andrews returned to the meeting at 6.02pm



Report Prepared by: Maree Bricknell, Acting General Manager

Deputy Mayor Lambert declared an interest and left the meeting at 6.02pm

Council RESOLVED to accept the Determination Report.

In accordance with section 28ZK of the *Local Government Act 1993* (the Act) the Code of Conduct Panel has made its determination in relation to the complaint lodged by Councillor Terrett against Deputy Mayor Lambert. A copy of the Determination Report is attached.

As per section 28ZK (2) of the *Local Government Act 1993* (the Act), copies of this determination report have been provided to the complainant, the councillor against whom the complaint was made, the Northern Midlands Council's Acting General Manager, and to the Director of Local Government.

Section 28ZK (7) of the *Local Government Act 1993* requires that any person who receives a determination report must keep the determination report confidential until the report is included within an item on the agenda for a meeting of the relevant council.

A person aggrieved by the determination of the Code of Conduct Panel, on the ground that the Panel failed to comply with the rules of natural justice, is entitled under section 28ZP of the Act to apply to the Tasmanian Civil and Administrative Tribunal for a review of the determination on that ground. An application for review may only be made within 28 days of the date of notification of the determination.

Following the conclusion of this period, the report is to be included within an item on the agenda for the first meeting of the Council at which it is practicable to do so, and which is open to the public.

In accordance with section 28ZK (4) of the Act, this Report is being tabled at the first meeting of the Council at which it is practicable to do so and which is open to the public.

ATTACHMENTS

1. DETERMINATION REPORT - Code of Conduct Cr Terrett v Cr Lambert - C 37046 29.10.2025 [5.5.2.1 - 11 pages]

Deputy Mayor Lambert and Councillor Terrett returned to the meeting at 6.03pm



6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES

MINUTE NO. 25/372

DECISION

Cr Archer/Deputy Mayor Lambert

That the Minutes of the Meetings of Council Committees be received.

Carried Unanimously

Minutes of meetings of the following Committees are attached:

Date	Committee	Meeting
02 December 2025	Ross District Committee	Ordinary
02 December 2025	Evandale District Committee	Ordinary
11 November 2025	Ross Community Sports Committee	Ordinary
11 November 2025	Evandale Community and Information Centre	Ordinary
12 November 2025	Morven Park Management Committee	Ordinary
09 February 2025	Devon Hills Neighbourhood Watch and Residents Committee	Ordinary
10 August 2025	Devon Hills Neighbourhood Watch and Residents Committee	AGM
10 August 2025	Devon Hills Neighbourhood Watch and Residents Committee	Ordinary
12 October 2025	Devon Hills Neighbourhood Watch and Residents Committee	Ordinary
04 December 2025	Cressy War Memorial Swimming Pool Committee	AGM
04 December 2025	Cressy War Memorial Swimming Pool Committee	Ordinary
03 December 2025	Longford District Committee	Ordinary

Matters already considered by Council at previous meetings have been incorporated into **Information Item: Officer's Actions**.

In the attached minutes of Council Committees, recommendations of Committees are listed for Council's consideration in the Agenda Item 7 below.

7 COUNCIL COMMITTEES - RECOMMENDATIONS

7.1 EVANDALE DISTRICT COMMITTEE

No motions were recorded for Council's consideration at the ordinary meeting of the Evandale District Committee held on 2 December 2025.

7.2 ROSS DISTRICT COMMITTEE

No motions were recorded for Council's consideration at the ordinary meeting of the Ross Local District Committee held on 2 December 2025.



8 INFORMATION ITEMS

MINUTE NO. 25/373

DECISION

Cr Andrews/Deputy Mayor Lambert

That the Information Items be received.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss and Cr Terrett

Voting Against the Motion:

Nil

Following Item 8 Information Items, Council continued with consideration of the remainder of the items listed in the agenda, namely Items 13 to 18.

8.1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING

Responsible Officer: Maree Bricknell, Acting General Manager

The Acting General Manager advised that the following workshops/ meetings had been held:

Date Held	Purpose of Workshop
	Council Meeting Agenda items
01/12/2025	Council Workshop <ul style="list-style-type: none">• Presentations – TasWater, NTRLUS/NTDC, Longford Caravan Park Discussion: Policy Reviews: Councillor Allowances and Legal Assistance for Employees; Budget Review – Planning fees 10 Minute Q&A: Campbell Town Hall update; Potential locations for Campbell Town Museum; Hedges in Evandale.
15/12/2025	Council Workshop Discussion: Council Meeting Agenda items

8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 12 November to 9 December 2025 are as follows:

Date	Activity
12 November 2025	Attended Disaster SMART Tasmanian Communities Stakeholder Briefing, Hobart
13 November 2025	Attended TasWater Capital Investment Prioritisation Briefing online, Gipps Creek
13 November 2025	ALGWA Masterclass The Good, Bad + what must Change online, Gipps Creek
14 November 2025	Attended LGAT Understanding Population Dynamics, Launceston
14 November 2025	Attended ALGWA AGM, online
17 November 2025	Attended Council Workshop and Council Meeting, Longford
17 November 2025	Attended Examiner interview re Traders in Purple update, Longford
18 November 2025	Attended Men's Shed reopening, Ross
18 November 2025	Attended meeting with Ross business re outdoor dining, Ross
19 November 2025	Attended GMC meeting, Hobart
19 November 2025	Attended Sexual Harassment Conference 1 st day, Hobart
19 November 2025	Attended LGAT President's Welcome event, Hobart
20 November 2025	Attended LGAT General Meeting, Annual Conference and dinner, Hobart
21 November 2025	Attended LGAT Annual Conference, Hobart



Date	Activity
24 November 2025	Attended ABC Monday Mayor interview with Leon Compton, Gipps Creek
24 November 2025	Attended Examiner interview Mayor's Christmas themed article, Longford
24 November 2025	Attended Examiner interview re Campbell Town Brick Trail, Longford
24 November 2025	Attended NTDC TRANSLink Steering Committee meeting online, Longford
24 November 2025	Attended Executive Meeting, Longford
25 November 2025	Attended Heritage Highway meeting, Oatlands
26 November 2025	Attended Psychosocial Health in Action: Real Stories, Real Impact online, Gipps Creek
27 November 2025	Attended Councillors Christmas Dinner, Ross
28 November 2025	Attended meeting with resident, Longford
1 December 2025	Attended Council Workshop, Longford
2 December 2025	Attended NTDC meeting, Launceston
3 December 2025	Attended Northern Tasmania Investment Conference morning session, Launceston
3 December 2025	Attended TRANSLink Intermodal Facility - Steering Committee Meeting, Launceston
3 December 2025	Welcomed International Architect Conference Launceston Academy Students, Woolmers, Longford
3 December 2025	Attended Northern District Committees Dinner, Evandale
4 December 2025	Attended Southern District Committees Dinner, Campbell Town
5 December 2025	Attended online meeting with Rebecca White MP, Gipps Creek
6 December 2025	Attended Avoca Museum & Information Centre meeting and morning tea for volunteers, Avoca
9 December 2025	Attended National Food Policy Forum, Launceston
9 December 2025	Attended Perth Primary School Assembly, Perth
	Attended to email, phone, media and mail inquiries

8.3 GENERAL MANAGER'S ACTIVITIES

Acting General Manager's Activities Attended & Planned for the period 10 November to 5 December 2025 are as follows:

Meetings were attended either in-person, or via electronic means (on-line or via conference call).

Date	Activity
10/11/2025	Attended ReadyTech meeting – Finance
11/11/2025	Attended ReadyTech meetings – Sundry Debtors, Q&A
11/11/2025	Staff Remembrance Day acknowledgement
11/11/2025	Met with Page Seager Lawyers
11/11/2025	Attended ReadyTech meeting – Finance
12/11/2025	Attended ReadyTech meetings – Finance
12/11/2025	Attended NTDC Regional Planning Group (RPG) meeting
13/11/2025	Attended ReadyTech meetings – Finance & Receipt Banking
13/11/2025	Met with Edge Legal Lawyers
13/11/2025	Met with Tas Property Services – Longford Caravan Park
14/11/2025	Attended ReadyTech meetings – Finance, Q&A
17/11/2025	Attended ReadyTech meeting – Finance
17/11/2025	Met with Deputy Mayor Lambert
17/11/2025	Attended Council Workshops and Meeting
18/11/2025	Attended Ross Men's Shed Opening
19/11/2025	Attended TRANSLink Intermodal Facility meeting
19/11/2025	Attended ReadyTech meetings – Finance, Project
20/11/2025	Attended LGAT General Meeting and Annual Conference, Hobart
21/11/2025	Attended ReadyTech meeting – Finance



Date	Activity
24/11/2025	Met with EPA – Odours at Longford
25/11/2025	Attended ReadyTech meeting – Finance
25/11/2025	Met with The Helping Hand Association representatives
26/11/2025	Attended ReadyTech meeting – Project
27/11/2025	Met with DECYP – Longford Family and Child Learning Centre
27/11/2025	Attended ReadyTech meeting – Finance
27/11/2025	Attended Councillors Christmas Dinner
28/11/2025	Met with RSPCA
01/12/2025	Attended Council Workshop
03/12/2025	Attended TRANSlink Intermodal Facility meeting
03/12/2025	Attended ReadyTech meeting – Project
03/12/2025	Ross Caravan Park Lessee meeting
03/12/2025	Attended Northern District Committees Christmas Dinner
04/12/2025	Met with Campbell Town Museum and Information Centre Committee
04/12/2025	Met with Campbell Town Football Club
04/12/2025	Attended Southern District Committees Christmas Dinner
05/12/2025	Met with Rebecca White MP

8.4 PETITIONS

PURPOSE OF REPORT

In accordance with the Vision, Mission and Values of Council as identified in the *Council's Strategic Plan 2021-2027* and the *Local Government Act 1993, S57-S60*, provision is made for Council to receive petitions tabled at the Council Meeting.

OFFICER'S COMMENT

In relation to the receipt of petitions, the following provisions of the *Local Government Act 1993*, Part 6 - Petitions, polls and public meetings, S57 and S58, should be noted:

Section 57. Petitions

[Section 57 Substituted by No. 8 of 2005, s. 46, Applied:01 Jul 2005]

(1) A person may lodge a petition with a council by presenting it to a councillor or the general manager.

(2) A person lodging a petition is to ensure that the petition contains –

(a) a clear and concise statement identifying the subject matter and the action requested; and

(b) in the case of a paper petition, a heading on each page indicating the subject matter; and

(c) in the case of a paper petition, a brief statement on each page of the subject matter and the action requested; and

(d) a statement specifying the number of signatories; and

(e) at the end of the petition –

(i) in the case of a paper petition, the full name, address and signature of the person lodging the petition; and

(ii) in the case of an electronic petition, the full name and address of the person lodging the petition and a statement by that person certifying that the statement of the subject matter and the action requested, as set out at the beginning of the petition, has not been changed.

(3) In this section –

electronic petition means a petition where the petition is created and circulated electronically and the signatories have added their details by electronic means;

paper petition means a petition where the petition is created on paper which is then circulated and to which the signatories have added their details directly onto the paper;

petition means a paper petition or electronic petition;

signatory means –

(a) in the case of a paper petition, a person who has added his or her details to the paper petition and signed the petition; and

(b) in the case of an electronic petition, a person who has added his or her details to the electronic petition.

58. Tabling petition

(1) A councillor who has been presented with a petition is to –

(a)

(b) forward it to the general manager within 7 days after receiving it.



- (2) A general manager who has been presented with a petition or receives a petition under subsection (1)(b) is to table the petition at the next ordinary meeting of the council.
- (3) A petition is not to be tabled if –
- (a) it does not comply with section 57 ; or
 - (b) it is defamatory; or
 - (c) any action it proposes is unlawful.
- (4) The general manager is to advise the lodger of a petition that is not tabled the reason for not tabling it within 21 days after lodgement.

PETITIONS

No petitions were received.

8.5 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

The following report was filed by Councillor Matthew Brooks.

Australian Local Government Association (ALGA) Roads Congress 2025, Bendigo, Victoria, 11 November to 12 November 2025

The ALGA Roads Congress 2025, held in Bendigo, Victoria, convened local government leaders, infrastructure specialists, and policy advocates to address national challenges in road management, transport planning, disaster recovery, and funding equity. My attendance supported engagement with key stakeholders and the exchange of insights relevant to council-level decision-making.

Key Themes and Presentations

1. Local Road Network Management
 - Victorian councils manage 87% of the state's road network.
 - MAV/PI's statewide contract model was highlighted as a best-practice approach to procurement and value-for-money delivery.
2. Disaster Response and Funding Models
 - Cr Rebecca Vonhoff (LGAQ) shared Queensland's experience managing 73 disaster events. • Key lessons included faster response times, pre-approved clean-up contracts, and improved inter-agency coordination.
 - The 80/20 funding model was advocated for greater financial support.
3. Road Safety and Financial Sustainability
 - Mayor Phyllis Miller (LGNSW) addressed the growing pressures on NSW's road network and the implications for council budgets and public safety.
4. Western Australia's Priorities - Shire President Karen Chappel (WALGA) focused on:
 - Safe local roads
 - Efficient project delivery
 - Recovery from natural disasters
5. Tasmanian Infrastructure Challenges - Mayor Mick Tucker (LGAT) discussed:
 - Heavy vehicle access and contribution frameworks
 - Active transport initiatives
 - Road and infrastructure funding gaps
6. South Australian Perspective - Mayor Heather Holmes-Ross (LGA SA) presented on:
 - Infrastructure enabling housing development
 - Financial sustainability and road investment
 - The Greater Adelaide Freight Bypass
7. Remote Area Funding Disparities - Mayor Brian Pedwell (LGANT) highlighted:
 - Funding per km increases with remoteness
 - LGANT's average funding is over 800% higher than areas near major centres
 - Current models overlook structural and maintenance challenges
8. National Issues for ALGA - The Congress identified five key national priorities:
 - Local Government Financial Framework
 - Workforce and skills shortages
 - Climate Change and Circular Economy
 - Infrastructure challenges
 - Regionalisation and Planning Coordination

Stakeholder Engagement

During the Congress, I held discussions with Colin Steele from Section51, a consultancy that supports councils in accessing federal and state grant funding. Our conversation focused on flood levee funding, with key takeaways including:

- The importance of aligning local flood mitigation projects with federal resilience and infrastructure priorities.
- Section51's capacity to assist councils with grant strategy, application drafting, and compliance reporting.



- Opportunities to strengthen applications through professional review and targeted workshops.

Section51's model offers councils a pathway to improve competitiveness in grant submissions and better navigate funding cycles for critical infrastructure.

Recommendations for Council Consideration

1. Monitor developments in national funding frameworks and advocate for equitable models.
2. Explore opportunities for inter-council collaboration on disaster preparedness and infrastructure delivery.
3. Consider engaging external expertise (e.g., Section51) to support strategic grant applications, particularly for flood mitigation and resilience infrastructure.

The following Communique was provided by ALGA following the Congress:

Over 220 local government leaders, industry experts, and stakeholders from across Australia gathered at the 2025 National Local Roads, Transport & Infrastructure Congress in Bendigo Victoria, to discuss the challenges and opportunities facing Australia's local road networks and infrastructure.

We acknowledged the traditional custodians of the lands, the Dja Dja Wurrung and Taungurung people, on which we met, paying respects to their elders past, present, and emerging.

This year's Congress focused on Driving National Productivity, with a strong emphasis on local roads funding, maintenance, and infrastructure and the vital role councils play in supporting the national productivity agenda.

The Congress remained committed to a strong call for the return of 1% of Financial Assistance Grants to support the urgent need for Road and Infrastructure maintenance and development to support our communities' needs. The panel of Local Government Association Presidents reinforced this strongly in their presentations.

The message was reiterated to both the Government and Opposition representatives at the conference. The Hon. Catherine King, Minister for Infrastructure, Transport, Regional Development and Local Government, and the Shadow Assistant Minister for Infrastructure, Senator Matt O'Sullivan provided updates and positions on Australia's infrastructure future.

Minister King spoke to the reinstatement of the Inquiry into Local Government Financial Sustainability. The Minister emphasised that all submissions from the previous inquiry will be considered, and only updated information needs to be resubmitted by early February 2026.

In acknowledgement of the critical role councils play in delivering and maintaining community infrastructure, our keynote speaker Rupert Hoskin AM shared insights on effective leadership for managing complex infrastructure projects, especially during adversity. The Congress provided a dynamic platform for collaboration, knowledge exchange, and strategic planning to advance Australia's local roads and transport priorities. Road safety remains a top priority, with delegates exploring evidence-based approaches to reducing road trauma and strategic planning for achieving zero fatalities.

Delegates heard from a wide range of experts and gained practical insights into infrastructure financing models, strategies for successful grant applications, and contemporary asset management practices. Sustainable road construction, circular economy principles, strategies for building resilience into infrastructure and research on behavioural change for active transport were also showcased.

Local governments are key partners in delivering national priorities and sessions covering regional transport planning, zero emissions strategies, and delivery of major freight projects like Inland Rail provided important insights into how these can be achieved.

Mayor Knowles, Deputy Mayor Lambert and Councillor Terrett attended the LGAT Annual Conference in Hobart on 20 and 21 November 2025. LGAT has published the following information:

LGAT Annual Conference, Hobart - 20 November to 21 November 2025

Planning for the Future: Insights from LGAT's 2025 Annual Conference -

We were thrilled to host Tasmanian elected representatives in Hobart for our 2025 Annual Conference on 20 and 21 November. It was also the first year we held a pre-conference event, with attendees invited to connect in a more informal setting at the President's Welcome Drinks.

Our theme for this year was Planning for the Future. Local government doesn't have the luxury of standing still. Whether it's new technology, shifting populations, or the growing impacts of climate change, the world around us is changing daily. The choices councils make today will shape the kind of places Tasmanian communities will experience tomorrow.

To open this year's conference, the President of the Australian Local Government Association Mayor Matt Burnett shared what advocacy has been occurring at a national level, including the ongoing fight to restore Financial Assistance Grants to 1% of Commonwealth taxation revenue.

Stephen Yarwood spoke about how artificial intelligence (AI) is transforming strategic planning and shared the work he's undertaken with the City of Launceston to develop its 10-year strategic plan. He demonstrated how he has trained ChatGPT to deliver optimised results, ensuring consistency in tone and the use of integrated metrics. Additionally, Stephen highlighted the capability of AI to help local governments with economic development, infrastructure and governance.



Our workshop streams this year were hosted by Rikki Mawad and Ric De Santi. Rikki shared how to resolve conflict effectively with practical, human-centred strategies. Meanwhile, Ric helped attendees understand the important role internal audits play in good governance.

Day 1 of conference closed with a timely keynote from Felicity Cull. As seen in our [Lift the Tone survey results](#), those working in local government are facing increasing levels of abuse and harassment. Her practical strategies to tackle online toxic behaviour will help elected representatives and council staff foster positive online spaces where community members can engage respectfully. Felicity provided guidance on how to address misinformation proactively and present factual, reliable details to residents.

The Minister for Local Government, the Honourable Kerry Vincent, opened proceedings on Day 2. He spoke about multiple reforms happening in the local government sector, including important changes to the Electoral Bill ahead of the 2026 elections. Kerry also committed to advocating for fairer federal funding for Tasmanian councils under the Commonwealth's Financial Assistance Grants Program.

This year, our panel discussed the role of local government in community wellbeing and climate change. Local government leaders shared the work they've implemented locally that supports the new role statement for councils. This statement outlines a vision for Tasmania's councils with the goal of supporting the wellbeing, sustainability, and prosperity of local communities over the next 20 to 30 years.

We closed our 2025 conference with a deeper look at Tasmania's changing demographics. Simon Kuestenmacher inspired us to become the 'pilot state' where innovative experiments can be tested on the ground before being implemented in other parts of Australia – and the world! Some of these ideas included enhancing regional resilience and reinventing aged care. The population trends are clear – Tasmania is getting older, and we must figure out strategies that will support older community members and address workforce skill shortages.

As always, it was a pleasure to recognise the significant achievements of councils and elected representatives. Congratulations again to Karen Hampton from Devonport City Council for her outstanding commitment to local government. We were also delighted to welcome Dr Mary Duniam as Life Member. Her commitment to her community and the support she provides to women looking to stand for election is inspiring.

We also congratulate our Awards for Excellence winners Tasman Council, Devonport City Council, City of Launceston, Brighton Council and Central Highlands Council. Full details of these awards can be found in our [media release](#).

We hope that those who joined us walked away with new learnings and connections. Presentations will be available on our [Member Portal](#) to enable continued reflection on the conversations and insights shared with us across the two-day event.

The following is an extract from the Communique provided by LGAT following the meeting:

Below are the motions that were carried, updates on key resolutions that LGAT has been actioning and any other relevant discussions held during the meeting.

Please note that the minutes of this meeting will be available on the LGAT [website](#) in the near future.

Date: 20 November 2025 **Location:** Grand Chancellor, Hobart **Agenda:** [Available here](#)

Motions Put Forward

Public Disclosures Act - Waratah-Wynyard

That LGAT advocates to the Tasmanian State Government in support of a review of Tasmania's Public Disclosures Act 2002 to strengthen the Act to ensure that the services provided to our communities are not impaired due to ineffective protections for prospective whistleblowers. [Read the background information on page 12 of the agenda](#). **Decision:** Carried

Enhancing flood risk management through policy alignment and local data recognition - Northern Midlands

That the Local Government Association of Tasmania (LGAT) advocate to the Tasmanian Government for the following actions to strengthen flood risk management and planning integrity across the state:

1. The State Planning Office is resourced and directed to urgently coordinate a statewide LPS amendment process to update Flood-prone Areas Hazard Overlays with updated Tasmanian Strategic Flood Maps including any detailed studies where requested by a Council, and provide clear guidance on the role of the State Emergency Service (SES) and the information produced by the SES in the planning process.
2. The State Planning Office or Tasmanian Planning Commission be resourced and directed to undertake a review of Hookway v Northern Midlands Council [2025] TASCAT 106 and Au v Glenorchy City Council (No 2) [2024] TASCAT 50 to recommend urgent changes for high-risk flood zones with significant hazard levels that ensure long-term safety of people and property and maintain the autonomy of Councils as planning authorities.
3. The Tasmanian Government review the use of flood risk mapping by insurance companies and engage with insurers to ensure they actively participate in the Land Use Planning and Building Control Policy for Flood Risk Management Project, with the objective of developing policy solutions and recommendations that would address rising costs and declining availability of flood insurance. [Read the background information on page 17 of the agenda](#). **Decision:** Carried

Advancing the circular economy across Tasmania - Break O'Day

That LGAT:



1. Recognises the circular economy as a key opportunity for Tasmania to reduce waste, strengthen regional economies, lower emissions, and increase community resilience through smarter use and reuse of materials and resources.
2. Advocates to the Tasmanian Government for the development and implementation of a Statewide Circular Economy Strategy, developed in consultation with local government, regional waste groups, industry, the community sector, and education and research institutions.
3. Encourages continued collaboration among Tasmanian councils and regional waste groups to:
 - Share best practices and resources for circular initiatives (e.g. reuse markets, repair hubs, community composting);
 - Identify and pursue joint procurement and regional partnerships that support circular outcomes;
 - Align local policies (e.g. waste, procurement, planning) with circular economy principles.
4. Calls on the Tasmanian Government to:
 - Provide continued funding, policy support, and incentives for local governments and regional waste groups to pilot and scale circular economy projects;
 - Ensure state infrastructure investment (e.g. waste and resource recovery facilities) supports circularity; and
 - Support skills development and community education focused on repair, reuse, sustainable design, and local circular enterprise.
5. Request the Tasmanian Government compile and provide a publicly available material flow analysis for the State and each region to provide clear data to support public and private infrastructure investment in locations to maximise diversion and reuse in the Tasmanian economy. [Read the background information on page 25 of the agenda.](#) **Decision:** Carried

Developing a statewide local government workforce renewal program - Northern Midlands

That LGAT work with the State and Federal Governments to develop and implement a program similar to the NSW Local Government Apprentice, Trainee, and Cadet Fresh Start Program in order to effectively implement Recommendation 35 of the Future of Local Government Review, addressing workforce shortages, enhancing diversity, and building sustainable local government capacity. [Read the background information on page 28 of the agenda.](#) **Decision:** Carried

Mandatory online learning for local government election candidates - Latrobe

That on behalf of the sector, LGAT lobby the Tasmanian Government to legislate that intending candidates for the 2026 Local Government elections are required to complete the Learn to Lead online learning modules Learning Pack 1 and Learning Package 2 as current councillors are required, so that intending candidates are educated on the role of a councillor and have an understanding of the responsibilities of representing the community, prior to nominating for election. [Read the background information on page 32 of the agenda.](#) **Decision:** Carried

Motion to review, clarify and amend s28ZN of the Local Government Act 1993 - West Tamar

That LGAT:

- Prepares a formal submission to the relevant government body or inquiry outlining specific recommendations for legislative amendments, based on the anomaly between s.341 and s.28ZN and the exceptions created by s.28ZN to clarify the obligation of Council to indemnify Councillors in Code of Conduct proceedings.
- Engages with other stakeholders to advocate for the proposed legislative changes.
- Reports back to councils at the next LGAT General Meeting on the progress of this initiative and the outcomes of the Submission. [Read the background information on page 34 of the agenda.](#) **Decision:** Carried

State Waste Levy Reinvestment - Central Coast

That LGAT lobby the State Government to reinvest a portion of the State Waste Levy into initiatives that reduce the financial burden on low-income households and communities. [Read the background information on page 36 of the agenda.](#) **Decision:** Carried

Dark Sky Planning Guidelines for Tasmania - Central Highlands

That LGAT lobby the State Government on behalf of all 29 Councils, to create Dark Sky Planning Guidelines, over the whole of Tasmania including the Islands. [Read the background information on page 37 of the agenda.](#)

Decision: Carried

LGBTIQA+ people – inclusion and equal opportunities - Kingborough and City of Hobart

1. Members of LGAT note the importance of fostering inclusion and equal opportunities for LGBTIQA+ people;
2. All Tasmanian councils are strongly encouraged to consult with, and foster inclusion and equal opportunities for, LGBTIQA+ people;
3. All Tasmanian councils, or groups of councils, consider establishing an LGBTIQA+ Reference Group to provide strategic advice and feedback specific to each municipality, and consider developing action plans based on that advice and feedback;
4. That the LGAT be asked to:



- a. request that the State Government share resources in alignment with the existing LGBTIQ+ action plans of State agencies including DPFEM, Health and Justice; and
- b. request the State Government and organisations like Equality Tasmania and Working It Out support and encourage councils to connect with, and act in support of, their local LGBTIQ+ communities, including how to establish local LGBTIQ+ reference groups and develop action plans. Read the background information on page 38 of the agenda. **Decision:** Carried

Consultation agreement - Central Coast

That Members endorse the Interim Consultation Agreement between the Tasmanian Government and Local Government Sector. Read the background information on page 40 of the agenda. **Decision:** Carried

Update on Resolutions

LGAT provided an update on 20 previous resolutions that our team has been working on. The following resolutions are now closed after the July General Meeting:

- Model By-laws
- Pensioner Rates Remission Guidelines
- Partnership Agreement.

The attachment to Item 1.3 on page 125 of the agenda provides a member update for all resolutions.

Next Meeting The next General Meeting is scheduled for 10 April 2026

8.6 132 & 337 CERTIFICATES ISSUED

In relation to the issue of 132 and 337 certificates, the following provisions of the *Local Government Act 1993*, Section 132 and Section 337, should be noted:

S132. Certificate of liabilities

- (1) A person referred to in subsection (2) may apply to the general manager for a certificate stating–
 - (a) the amount of any liability for rates, whether due or not on the land and outstanding interest or penalty payable in relation to the land;
 - (b) any amount received on account of rates that is held in credit against future liabilities for rates in relation to the land; and
 - (c) the amount of any charge on the land recoverable by the council.

S337. Council land information certificate

- (1) A person may apply in writing to the general manager for a certificate in respect of information relating to land specified and clearly identified in the application.
- (2) The general manager, on receipt of an application made in accordance with subsection (1), is to issue a certificate in the prescribed form with answers to prescribed questions that are attached to the certificate.
- (3) A certificate under subsection (2) relates only to information that the council has on record as at the date of issue of the certificate.
- (4) A prescribed fee is payable in respect of the issue of a certificate.
- (5) The general manager, on request, may provide in or with the certificate any other information or document relating to the land that the general manager considers relevant.
- (6) A council does not incur any liability in respect of any information provided in good faith from sources external to the council.
- (7) A person, with the consent of the occupier or owner of specified land, may request in writing to the general manager that an inspection be carried out of that land to obtain supplementary information relevant to that land.
- (8) If the general manager agrees to a request under subsection (5) or (7), the general manager may impose any reasonable charges and costs incurred.
- (9) In this section –

land includes –

 - (a) any buildings and other structures permanently fixed to land; and
 - (b) land covered with water; and
 - (c) water covering land; and
 - (d) any estate, interest, easement, privilege or right in or over land.

	No. of Certificates Issued 2025/2026 year												Total	Total 2024/25	Total 2023/24
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	2025/2026 YTD		
132	142	92	84	72	125								515	896	820
337	37	44	44	41	36								202	418	379



8.7 ANIMAL CONTROL

Prepared by: Maree Bricknell, Acting General Manager

Item	Income/Issues 2024/2025		Income/Issues for November 2025		Income/Issues year to date 2025/2026	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,864	102,278	84	3,215	3,585	133,590
Dogs Impounded	14	3,141			4	650
Euthanised	3	627				
Re-claimed	10				4	
Re-homed/Dogs Home	1					
New Kennel Applications	16	1,070			2	143
Renewed Kennel Licences	82	4,100			86	4,730
Infringement Notices (paid in full)	59	12,935			15	4,923
Legal Action					2	820
Livestock Impounded	3	150				
TOTAL		\$124,302		\$3,215		\$143,215

Audits:

Ongoing including Dangerous Dogs, Kennel Licences, Fire Hazards.

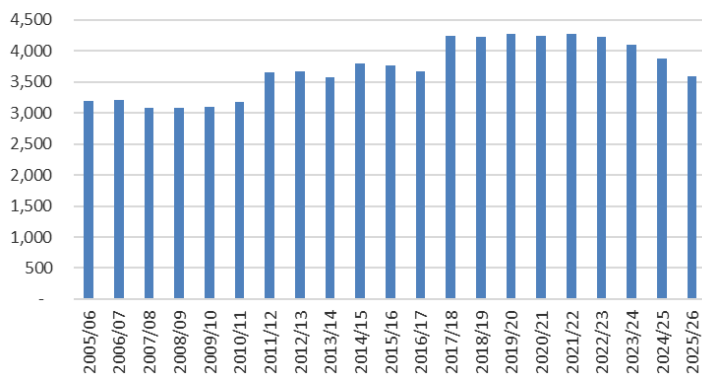
Microchips:

2 dogs microchipped.

Attacks:

1 attack - 0 under investigation.

Number of Dogs Registered by Year



8.8 ENVIRONMENTAL HEALTH SERVICES

Achieve improved levels of environmental and public health by ongoing monitoring, inspection, education and, where necessary, by applying corrective measures to comply with legislation.

Ensure safe standards of food offered for sale are maintained.

Investigations/ Inspections/ Licences Issued	Prior Years		
	2022/2023	2023/2024	2024/2025
Notifiable Diseases	8	9	9
Inspection of Food Premises	133	231	200
Place of Assembly Approvals	9	5	8



Actions	2025/2026												
	YTD	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Routine Fixed Food Inspections	48	4	14	17	6	7							
Routine Mobile/Market stall Food Inspections	11	0	0	0	11	0							
Preliminary Site Visits – Licensed Premises	2	1	0	0	0	1							
On-site wastewater Assessments	25	4	2	4	9	6							
Complaints/Enquiries – All Types	36	7	6	8	6	9							
Place of Assembly approvals	1	0	0	0	1	0							
Notifiable Diseases	2	0	0	0	1	1							

All Food premises are due for at least one inspection from 1 July of each year. The number of inspections in the table above is the total premises are due for at least one inspection from 1 July of each year. The number of inspections in the table above is the total number carried out since 1 July in each financial year.

Inspections are conducted according to a risk-based assessment and cover all aspects of food storage, handling and preparation.

A total of 35 criteria are assessed for either compliance, non-compliance or serious non-compliance.

The Tasmanian Department of Health has produced a legal framework, the Food Business Risk-Classification System (RCS), to classify food premises for registration and notification purposes under the *Food Act 2003*.

Actions, including follow-up inspections, are taken according to the outcome of inspections, the RCS can be used to prioritise the inspection of food businesses, with inspection frequency being increased for high risk classified food premises. In addition, poorly performing food premises would be inspected more frequently.

For those enquiring about opening a food business i.e. Home based food business, officers inspect the premises and after a risk assessment determine whether a food licence is to be issued.

The following is applicable regarding food business registrations:

- A Food Business Application is to be completed and lodged with Council each year (Financial) Sections 84 or 87 or 89 of the *Food Act*.
- Council conducts a desk top assessment of the application in accordance with the Food Business Risk Classification System issued by Tasmanian Department of Health. The assessment is based on the information provided by the applicant.
- Based on the Risk assessed an invoice is issued to the applicant.
- Upon receipt of payment Council issues a Certificate of Registration.
- Council conducts an inspection of the premises during their operation to ensure compliance with the *Food Act* and Regulations and the Food Standards Code. The business is also assessed in line with their Risk Classification.
- Further inspections may be required to ensure any non-compliance issued have been addressed.

On-site Wastewater Assessments are completed after receiving a system design report from a consultant which basically determines what type of sewage system is required (septic or AWTs) and the method of distributing the sewage effluent on site based on AS1547.

A place of assembly is required for any mass outdoor public event. This means an event with over 1000 people for 2 hours or more. It may be any performance, exhibition, circus, festival, food festival, pageant, regatta, sports event, dance or publicly advertised lecture.

Notifiable Disease investigations are carried out by Council's Environmental Health Officer at the request of the Department of Health. Investigations typically relate to cases of food borne illness. While some investigations are inconclusive others can be linked to other cases and outbreaks within Tasmania and across Australia. Under the Public Health Act 1997, investigations are confidential.

8.9 CUSTOMER REQUEST RECEIPTS

Operational Area	23/24	24/25	YTD 25/26	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Animal Control	49	74	4	0	2	0	2	0							
Building & Planning	36	260	92	31	11	11	3	5							
Community Services	59	52	7	0	0	2	3	2							
Corporate Services	26	353	54	1	30	0	12	11							
Governance	19	18	11	0	0	1	5	5							
Waste	14	21	7	1	0	1	3	2							
Works	415	446	170	24	8	26	60	58							



8.10 GIFTS & DONATIONS (UNDER SECTION 77 OF THE LGA)

Date	Recipient	Purpose	Amount \$
20-Aug-25	Julie Zaporozec	Representation - Tas Indoor Bowls Representation	100
20-Aug-25	Simon Zaporozec	Representation - Tas Indoor Bowls Representation	100
13-Oct-25	Campbell Town District High School	Contribution for end of year school presentation - Secondary	100
13-Oct-25	Campbell Town District High School	Contribution for end of year school presentation - Primary	50
13-Oct-25	Perth Primary School	Contribution for end of year school presentation	50
13-Oct-25	Longford Primary School	Contribution for end of year school presentation	50
13-Oct-25	Cressy District High School	Contribution for end of year school presentation - Secondary	100
13-Oct-25	Cressy District High School	Contribution for end of year school presentation - Primary	50
13-Oct-25	Evandale Primary School	Contribution for end of year school presentation	50
13-Oct-25	Perth Fire Brigade	Contribution towards Christmas Lolly Run 2024	200
13-Oct-25	Longford Fire Brigade	Contribution towards Christmas Lolly Run 2024	200
		TOTAL	\$1,050

8.11 ACTION ITEMS: COUNCIL MINUTES

Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
2023-08-21 Ordinary Meeting of Council - Open Council	7 4.3	LLDC Recommendation: Mill Dam - 5 July 2023	In progress	That Council receive a report regarding the Mill Dam reserve area and future ownership thereof.	Executive Assistant, Executive Officer, Executive Officer	12/09/2023 Executive Assistant Meeting set for discussion on master plan for the precinct. 11/10/2023 Executive Assistant Design requested, plan awaited. 14/02/2024 Executive Assistant Plan received. To be listed for Council Workshop. 07/03/2024 Executive Officer Matter considered by Councillors at Workshop Monday 4 March 2023. Further concept plan to be prepared and presented back to the Councillors for endorsement prior to public consultation. 30/04/2024 Executive Officer Matter to be further presented to Councillors at a workshop after July 2024. 08/08/2024 Executive Assistant Listed for discussion at 5 August 2024 Council Workshop. 11/11/2024 Executive Assistant Response to August 2024 letter awaited. Follow up correspondence prepared. 05/02/2025 Executive Assistant Meeting scheduled with landowner for 14/02/25. 20/02/2025 Executive Assistant On site meeting for JBS Plant Manager, GM and Works Manager scheduled for early March. 08/04/2025 Executive Assistant Meeting held with JBS Plant Manager, Council Officers awaiting a response. 03/12/2025 Executive Assistant Follow-up letter sent to JBS Plant Manager, awaiting reply.
2023-11-20 Ordinary Meeting of Council - Open Council	7 2.2	Longford Promotional Signs Welcome to Longford	In progress	That Council notes the LLDC request and refers the matter to the appropriate officer.	Engineering Officer, Tourism & Events Officer	05/12/2023 Executive Assistant Investigation to commence early 2024. 12/04/2024 Engineering Officer DSG have requested that Council review all Longford entrance signs as part of the proposal to install town signage in the Longford roundabout. Discussion with DSG around Longford entrance signage have commenced. 09/05/2024 Engineering Officer DSG has raised concerns about sight lines and the safety of the structure if impacted by a vehicle. The design is currently being reviewed by an engineering consultant. 14/06/2024 Engineering Officer Onsite sightline assessment completed by consultant on 13/6/24. Awaiting report from consultant 04/07/2024 Engineering Officer Awaiting report from consultant 09/08/2024 Engineering Officer Consultant has provided a report and indicated that the existing design needs to be reviewed to ensure that the sign meets DSG frangibility requirements. The consultant has now commenced this work. 03/09/2024 Engineering Officer Awaiting report from



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
						consultant 08/11/2024 Engineering Officer Report received from consultant. Council Officers are currently discussing permit requirements with DSG 28/11/2024 Engineering Officer Report received from consultant. Council Officers are currently discussing permit requirements with DSG 10/01/2025 Engineering Officer Awaiting further comment from DSG 07/02/2025 Engineering Officer DSG have indicated that the construction and location of the existing stone sign opposite Kingsley House needs to be reviewed as part of the approval process. A consultant has been engaged to carry out this work. 25/02/2025 Executive Assistant Works Manager advised Traffic Engineer to inspect by 14 March. 04/04/2025 Engineering Officer Report has been received from Traffic Engineer and a report is being prepared for a future Council meeting 27/05/2025 Engineering Officer Report from consultant has been sent to the Department of State Growth, awaiting response 16/06/2025 Engineering Officer Follow-up email sent to Department of State Growth. Awaiting response. 15/07/2025 Executive Assistant Letter to Minister pending election result. 04/08/2025 Executive Assistant Letter sent to General Manager State Growth - awaiting response. 07/10/2025 Executive Assistant DSG representatives meeting with Acting GM on 20 October. 12/11/2025 Executive Assistant Works order to be submitted to DSG.
2024-01-29 Ordinary Meeting - Open Council	5 3.2	Motion on Notice: Strategic Property Committee	Completed	That Council Officer's prepare a report on the notice of motion to be presented to a future Council Meeting.	Executive Officer, Executive Officer	31/01/2024 Executive Officer Report is being prepared, to be presented to a future Council meeting. 07/03/2024 Executive Officer Report delayed due to staffing resources and competing priorities. Report to be presented to a future Council meeting. 04/04/2025 Executive Officer Report is being prepared for Council meeting and is intended to be presented at an upcoming council meeting. 16/06/2025 Executive Officer Finalising the report has been delayed due to competing priorities. To be completed as soon as staff are able. 08/09/2025 Executive Officer Due to other commitments this report has been delayed. Officers will attend to report once workload and completing priorities eased. 13/10/2025 Executive Officer Officers are reviewing the previous reports and preparing a report which it is intended to be presented in November, if current workloads permit. 06/11/2025 Executive Officer Report is listed on the agenda for the December workshop. 28/11/2025 Executive Officer Motion to recommence strategic property committee taken to the November council workshop and Council voted in favour of the recommencement and voted for Councillor Andrews and Councillor McCullagh to be the councillors assigned to the committee.
2024-02-19 Open Council Meeting	7 3.1	Reduction in Speed Limit	In progress	That Council requests the Department of State Growth to carry out a review of the speed limits in Wellington and Marlborough Streets in Longford. Committee request: LLDC request NMC to approach local state members and the Minister for State Growth to reduce the speed limit on Longford's main roads being,	Engineering Officer, Executive & Communications Officer	12/03/2024 Executive Assistant Letter sent to Minister. 09/05/2024 Engineering Officer Awaiting response from minister 13/05/2024 Executive & Communications Officer Committee notified. Awaiting response from Minister 10/07/2024 Engineering Officer Awaiting response from minister 09/08/2024 Engineering Officer Awaiting response from minister 03/09/2024 Engineering Officer Awaiting response from minister 11/10/2024 Engineering Officer Awaiting response from minister 08/11/2024 Engineering Officer Awaiting response from minister 28/11/2024 Engineering Officer



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				Marlborough Street, and Wellington Street to Woolmers Lane, from 60kmh to 50kmh.		Awaiting response from Department of State Growth 10/01/2025 Engineering Officer Awaiting response from the Department of State Growth 07/02/2025 Engineering Officer Awaiting response from the Department of State Growth 07/04/2025 Engineering Officer Awaiting response from the Department of State Growth 06/05/2025 Engineering Officer Awaiting response from the Department of State Growth 27/05/2025 Engineering Officer Awaiting response from the Department of State Growth 16/06/2025 Engineering Officer Awaiting response from Department of State Growth 15/07/2025 Executive Assistant Letter to Minister pending election result. 04/08/2025 Executive Assistant Letter sent to General Manager State Growth - awaiting response. 07/10/2025 Executive Assistant DSG representatives meeting with Acting GM on 20 October. 12/11/2025 Executive Assistant Awaiting traffic engineer's report.
2024-03-18 Ordinary Open Council Meeting	15.2	Conara Park Proposal	Awaiting external response	That Council accept the ownership and control of the State Growth land known as Conara Park for community purposes and restrict vehicular access to the site including the playground area.	Acting General Manager	14/05/2024 Executive Assistant Awaiting transfer documents from Department of State Growth. 25/02/2025 Executive Assistant Corporate Services Manager has sent reminders to DSG - awaiting response. 12/05/2025 Executive Assistant Awaiting transfer documents from DSG. 15/07/2025 Executive Assistant Letter to Minister pending election result. 04/08/2025 Executive Assistant Letter sent to General Manager State Growth - awaiting response.
2024-10-21 Open Council - Ordinary Meeting	7 3.2	Illawarra Road Bridges review - Weight rating and usage	In progress	That Council follow up the request to the Department of State Growth.	Engineering Officer, Executive & Commu- nications Officer	31/10/2024 Executive & Communications Officer Enquiry has been sent to Department of State Growth. 07/04/2025 Engineering Officer Awaiting response from the Department of State Growth 13/05/2025 Engineering Officer Awaiting response from Department of State Growth 27/05/2025 Engineering Officer Awaiting response from the Department of State Growth 16/06/2025 Engineering Officer Awaiting response from the Department of State Growth 15/07/2025 Executive Assistant Letter to Minister pending election result. 04/08/2025 Executive Assistant Letter sent to General Manager State Growth - awaiting response. 07/10/2025 Executive Assistant DSG representatives meeting with Acting GM on 20 October.
2024-11-18 Open Council - Ordinary Meeting	14.2	Proposed Community Garden at Perth	Completed	That Council a) note the request by the local group, Parents for Climate Change, to develop a community garden at Perth; and b) approve the request in-principle subject to the provision of a site plan by Parents for Climate Change for consideration by Council.	Project Officer	03/12/2024 Executive Assistant Council Officers to meet with Parents for Climate Change and NRM North for site inspection on 6/12/24. 08/04/2025 Executive Assistant Awaiting NRM Design work. 13/05/2025 Executive Assistant Council Officer to follow up on progress. 28/05/2025 Project Officer Parents for Climate Change contact reports she is following the matter up with NRM North and will report back. 27/08/2025 Executive Assistant Project officer awaiting response from Parents for Climate Change. 12/11/2025 Executive Assistant Community garden has been established at Eskleigh.
2025-01-20 Open Council - Ordinary Meeting	7 1.3	Proposed Relocation of the Stone Longford Entrance Wall to the Woolmers End of Longford	Completed	That Council notes the Committee's recommendation for the Longford Entrance Wall, to remain in situ or in close proximity to its current location.	Engineering Officer, Executive & Commu- nications Officer, Works Manager	10/02/2025 Executive Assistant To be discussed with State Growth. 11/03/2025 Executive Assistant Works Manager awaiting report from Traffic Engineer. 07/04/2025 Engineering Officer Report has been received and is being reviewed by Council Officers 12/05/2025 Executive Assistant Report sent to DSG for comment. 27/05/2025 Executive Assistant No response received, further follow up email sent 26



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
						May 2025. 16/06/2025 Engineering Officer Awaiting response from the Department of State Growth 15/07/2025 Executive Assistant Letter to Minister pending election result. 04/08/2025 Executive Assistant Letter sent to General Manager State Growth - awaiting response. 07/10/2025 Executive Assistant DSG representatives meeting with Acting GM on 20 October. 10/11/2025 Executive Assistant Information to be forwarded to DSG for approval. 03/12/2025 Executive Assistant Wall to remain in situ. Works permit application to DSG for kerb installation to be submitted.
2025-07-21 Open Council - Ordinary Meeting	5 3.1	Notice of Motion - Cleveland - Improvements to Township	On hold	That Council accept Councillor Terrett's motion and bring a further report back to a future Council meeting.	Executive Assistant, Works Manager	25/07/2025 Executive Assistant Consultant advised, awaiting costing. 21/08/2025 Executive Assistant Costing received by Works Manager. Draft report being prepared. 08/09/2025 Executive Assistant Costings received from Consultant. Discussed at October Workshop. 10/11/2025 Executive Assistant Councillors to arrange meeting with residents to discuss placement of trees. 03/12/2025 Executive Assistant Meeting held with resident/s, Works Manager - agreed that trees will be planted in autumn.
2025-09-15 Open Council - Ordinary Meeting	15.3	Policy Review: Councillors Allowances, Travelling and Other Expenses	On hold	That Council defer the Policy Review: Councillors Allowances, Travelling and Other Expenses for discussion at a future Workshop.	Executive Officer, Executive Officer	19/09/2025 Executive Assistant Listed for future Council Workshop discussion. 06/11/2025 Executive Officer Listed for December Council Workshop discussion. 10/12/2025 Executive Assistant Listed for future Workshop discussion.
2025-09-15 Open Council - Ordinary Meeting	15.4	New Policy: Legal Assistance for Employees	On hold	That Council defer the Legal Assistance for Employees Policy for discussion at a future Workshop.	Executive Officer, Executive Officer	19/09/2025 Executive Assistant Listed for future Workshop discussion. 06/11/2025 Executive Officer Listed for December Council Workshop discussion. 10/12/2025 Executive Assistant Listed for future Workshop discussion.
2025-10-20 Open Council - Ordinary Meeting	5 3.1	Notice of Motion: Recruitment of Community Services Manager / Division	In progress	That Council, in accordance with its Workforce Plan, prepare a prioritised list of proposed new staff positions, with the addition of a Community Services Manager/Department and the associated costings, for consideration during the 2026/27 Council budget deliberations.	Acting General Manager	12/11/2025 Executive Assistant For 2026/27 Budget deliberations.
2025-10-20 Open Council - Ordinary Meeting	7 1.1	Pioneer Park - Presentation for Sequencing of Works	In progress	That Council notes the committee's request and refers them to the decision at the September 2025 Council meeting.	Executive & Communications Officer, Works Manager	24/10/2025 Executive & Communications Officer Works Manager is reviewing designs. These will be presented to District Committee. 10/11/2025 Executive Assistant Playground designs to be provided. Funding to be sought.
2025-10-20 Open Council - Ordinary Meeting	7 1.2	Speed Reduction in Evandale Shopping Precinct: 40km/hr Zone	Awaiting external response	That Council supports in principle the reduction of the posted speed limit subject to additional investigation.	Engineering Supervisor, Trainee Engineering Officer, Works Manager	10/11/2025 Executive Assistant Traffic engineer engaged. Awaiting report. 03/12/2025 Executive Assistant Traffic counters placed in November, awaiting report.
2025-10-20 Open Council - Ordinary Meeting	7 1.3	Heavy Vehicle Access Along Rodgers Lane and Murray Street to Macquarie Street	Awaiting external response	That Council notes the recommendation and directs officers to investigate the issue.	Engineering Supervisor, Trainee Engineering Officer, Works Manager	10/11/2025 Executive Assistant Traffic engineer engaged. Awaiting report.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
2025-10-20 Open Council - Ordinary Meeting	7 1.4	Evandale Restriction of Parking - Rodgers Lane to Murray Street on Sundays	Awaiting external response	That Council notes the recommendation and directs officers to investigate the issue.	Engineering Supervisor, Trainee Engineering Officer, Works Manager	10/11/2025 Executive Assistant Traffic engineer engaged. Awaiting report.
2025-10-20 Open Council - Ordinary Meeting	7 2.1	Illawarra Road Scenic Road Corridor - Mural	Awaiting external response	That Council notes the committee's recommendation and seeks initial advice from a) Department of State Growth; and b) the landowner.	Executive & Communications Officer	24/10/2025 Executive & Communications Officer Request for Information letter to DSG. 24/10/2025 Executive & Communications Officer Request to property owner 27/10/2025 Executive & Communications Officer Department of State Growth - no issue with mural at the location
2025-10-20 Open Council - Ordinary Meeting	7 2.2	Longford Odour	In progress	That Council acknowledges the community's ongoing concerns regarding the intermittent odour in Longford and supports an engagement with the EPA, JBS, TasWater and other stakeholders.	Acting General Manager, Project & Building Compliance Manager	07/11/2025 Executive Assistant Discussions held with TasWater. Awaiting further data.
2025-10-20 Open Council - Ordinary Meeting	15.2	Budget Review: Waste Transfer Station Fees	Completed	That Council a) accept the amendment to the Northern Midlands Council Fees & Charges 2025/2026 schedule to include the updated pricing provided for the Longford Waste Transfer Station as [listed] and b) accept that the Evandale Waste Transfer Station will be limited to receive waste only from the former Evandale Council area.	Work Health & Safety Officer	12/11/2025 Executive Assistant Recommendations to be implemented from 1 Dec 2025, or when weighbridge infrastructure fully installed.
2025-11-17 Open Council - Ordinary Meeting	5 3.1	Notice of Motion: Traffic Hazard at Hill Street IGA (Brown's Shopping Complex), Longford	Awaiting external response	That Council 1. Acknowledge the ongoing traffic concerns associated with the Hill St IGA (formerly Brown's Shopping Complex), particularly regarding right-hand turning movements from Hill St onto Wellington St; 2. Request the Department of State Growth (DSG) to undertake an updated traffic count & review of traffic movements associated with the complex & surrounding road network; 3. Request that the DSG prepare a revised Traffic Impact Study identifying possible safety & access improvements, including (but not limited to) the feasibility of a roundabout at the intersection of Union & Wellington Sts; 4. Seek to engage with the DSG to explore possible options for improving traffic safety and flow in this area.	Acting General Manager, Engineering Supervisor, Works Manager	09/12/2025 Executive Assistant Letter sent to DSG by Executive Officer 21/11/25.
2025-11-17 Open Council - Ordinary Meeting	7 2.1	Longford Heavy Vehicle Traffic Monitoring	Awaiting external response	That council requests the Department of State Growth to continue to monitor the heavy vehicle traffic through Longford.	Engineering Supervisor, Executive & Communications Officer,	21/11/2025 Executive & Communications Officer Works and Infrastructure to provide advice. 09/12/2025 Executive Assistant Works Manager to meet with DSG representative/s.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
					Works Manager	
2025-11-17 Open Council - Ordinary Meeting	14.1	Policy Review: Dog Management Policy and Code of Responsible Dog Ownership	Completed	That Council a) endorse the amendments to the Dog Management Policy and the Code of Responsible Dog Ownership; b) include an alteration to Kennel Licence 1 (KL1) - Companionship Dogs to include breeding dogs.	Executive Assistant, Executive Officer	24/11/2025 Executive Assistant Policy updated by Executive Officer to include breeding dogs. Policy Manual updated.
2025-11-17 Open Council - Ordinary Meeting	14.2	Trial of Free Shower Facility at Longford Memorial Hall and Pioneer Park Evandale	In progress	That Council a) endorse implementation of free shower facilities at Memorial Hall, Longford; b) endorse the operation of the free shower facility at Pioneer Park, Evandale.	Executive Officer, Works Manager	02/12/2025 Executive Officer Council officers are implementing the infrastructure and will monitor over the coming months. Should further information need to be provided back to Council a report will be prepared. 03/12/2025 Executive Assistant Plumber engaged, waiting on fittings.
2025-11-17 Open Council - Ordinary Meeting	14.3	Re-establishment of Strategic Property Committee	Completed	That Council a) endorse the re-establishment of the Strategic Property Committee; b) nominate Councillor McCullagh and Councillor Andrews to the Committee.	Executive Officer	02/12/2025 Executive Officer Council resolved to reinstate the Strategic Property Committee. The Council voted to appoint Cr McCullagh and Cr Andrews to the Committee. The first meeting will be held in February 2026
2025-11-17 Open Council - Ordinary Meeting	15.2	Policy Reviews: Asset Management; Assistance to Community Organisations; Business Credit Cards; Contractual Insurances; Financial Assistance Hardship; Investment of Council Funds; Reporting	Completed	That Council endorse the following reviewed policies: Assistance to Community, Sporting and Non-Profit Organisations; Asset Management; Business Credit Cards; Contractual Insurances; Financial Assistance Hardship; Investment of Council Funds; Reporting.	Acting General Manager, Executive Assistant	24/11/2025 Executive Assistant Policies and Policy Manual updated.

8.12 RESOURCE SHARING SUMMARY: 01 JULY 2025 TO 30 JUNE 2026

Resource Sharing Summary 1/7/25 to 30/6/26 As at 30 November 2025	Units Billed	Amount Billed GST Exclusive \$
Meander Valley Council - Service Provided by NMC to MVC		
Service Provided by NMC to MVC		
Street Sweeping Plant Operator Wages and Oncosts and Plant Hours	150	17,355
Total Services Provided by NMC to Meander Valley Council		17,355
Service Provided by Meander Valley Council to NMC		
Total Service Provided by MVC to NMC		
Net Income Flow	150	\$17,355
Private Works and Council Funded Works for External Organisations	Hours	Amount \$
• Mowing – Cressy Rec Ground		660
• Cricket Pitch Cover removal – Cressy, Ev, Lfd & Perth Rec Grounds		1,835
• Pipe – S Foster		3,432
• Mowing – Evandale Anglican Church		848
• Mowing – Evandale Uniting Church		282
• Cleaner – Evandale War Memorial Hall		532
• Cleaner – Evandale Community Centre		682
• Fire Abatement – P Sommerville		99
		283



<ul style="list-style-type: none"> Monitoring Lake Leake - Elizabeth Water Trust Ground Maintenance– Avoca School Cleaner – Avoca Hall Fire Hazard - Austral Bricks Tas P Brown – Vac Out Stormwater Pit R Grundy – Grading Driveway Dog Was – Waste Bags 		2,118
		24
		725
		126
		244
		5
	95	\$11,895

8.13 VANDALISM

Prepared by: Brad Willis, Building & Maintenance Officer

Incident	Location	Nov-25	Estimated Cost of Damages	
			Total to Date 2025/26	Total 2024/25
Skate park toilet - ceiling kicked in	Longford	\$3,000		
Memorial Hall back toilet - floor burnt out	Longford	\$1,000		
Pioneer Park toilet - soap dispenser broken	Evandale	\$200		
Laycock Street Park - baby change table and tap destroyed	Longford	\$1,500		
TOTAL COST VANDALISM		\$5,700	\$46,010	\$44,850

8.14 YOUTH PROGRAM UPDATE

Prepared by: Libby McGrath, Youth Officer

PCYC Program

Campbell Town and Cressy

PCYC is offering this program at Campbell Town District High School and Cressy District High School during lunchtime, offering games and activities that encourage physical and mental wellbeing. Young people can choose the activities they engage in.

Session Venue	Date of Session	Attendance	Comment
Campbell Town			
	5/11	25+	
	12/11	25+	
	19/11	30+	
	26/11	30+	
Cressy			
	6/11	45+	
	13/11	30+	
	20/11	35+	
	27/11	40+	

PCYC Program- Mobile Activity Centre (MAC)- Perth

The PCYC team offers free weekly activities in Perth with the MAC trailer. The MAC trailer is an 'outreach' of PCYC operations, extending recreational opportunities to communities. The games offer a large variety and have a lot of input from young people. Up to 20 young people join the program with a focus on social inclusion, group challenges, and leadership development. Attendance for the month of November as follows:

Session Venue	Date of Session	Attendance	Comment
Perth			
	6/11	10	
	13/11	0	NOT HELD
	20/11	8	
	27/11	6	



PCYC at Motivity Sports Centre - Youth Gym Exercise Class- Longford

Motivity Fitness offers fun group sessions focusing on building fundamental movement through exercise. Young people learn to work as a team and push themselves physically in a safe and encouraging environment. Supporting opportunities to participate in activities that support health and wellbeing. Free for young people to participate, removing financial barriers to access the program. Ages 12-16.

Taiko Drumming - Longford

Working with Longford Primary School and Launceston PCYC to engage a group of students with the program. Taiko drumming offers a platform for students to channel their emotions constructively, with the structured nature of learning Taiko can help to improve focus and concentration. Taiko also focus on teamwork and communication skills, boosting confidence and social interaction abilities.

Session Venue	Date of Session	Attendance	Comment
Longford			
	10/11	12	
	17/11	9	
	24/11	13	

Girls Program- Longford and Campbell Town

The Free2B Girls Program has previously offered a welcoming and supportive environment for girls to build positive relationships, create friendships, and thrive in a safe and inclusive space. Operating under the principals of safety, tolerance, and respect, the program has been well received in both Longford and Campbell Town.

Program Status – 2025

There were no Free2B Girls sessions delivered in 2025. The pause has provided an opportunity to review program delivery, assess community needs and plan for a refreshed approach in 2026.

Actions and Planning for 2026

Planning for the 2026 program is progressing well. The Campbell Town Guide Hall has been confirmed as a venue. Community support continues to grow, with Banjos in Longford and Campbell Town generously providing weekly platters to enhance the program experience. Rotary Longford has committed \$5,000 in funding to support the Free2b initiative throughout 2026, strengthening the program's sustainability. Recruitment for the facilitator role is underway, with the position currently advertised on Seek.

Free2B Girls Program remains a valued initiative within the Northern Midlands, and its return in 2026 is expected to positively impact on the wellbeing, resilience, and social development of young girls in the region.

Meetings/Programs

Libby McGrath continues to represent the Council on the Northern Youth Coordinating Committee and the Northern Midlands Interagency Meetings, with ongoing contributions to youth-focused initiatives across the region.

January School Holiday Program: The free January school holiday program has been confirmed, with promotional material distributed to local schools, community groups, and shared via the Northern Midlands Council Facebook page. Activities include a Tool Skool workshop on Wednesday 14 January, a Motivity gym session on Thursday 15 January, and a board game session at Riverlands Church Hall on Friday 16 January. Community support remains strong, with Banjos Longford generously donating platters for all three sessions.

Reclink Collaboration: Targeting two groups in 2026, low attendance students at Longford Primary, and students disengaged from sport at Perth Primary. Reclink will run activities after lunchtime as an incentive for students to attend classes and prioritize learning.

PCYC Review: Programs are continuing across Longford, Campbell Town, Cressy, and Perth; however, sessions in Evandale have ceased due to consistently low participation. The budget impact is currently under review, with Campbell Town sessions costing \$345.94 for a 30-minute program. Feedback from school teachers, nurses, and social workers indicates a strong preference for restructuring the program or introducing an alternative that delivers greater impact during school hours and after-school periods. Current PCYC programs will continue for the remainder of 2025, and a meeting has been scheduled with PCYC to explore options for 2026.

Rethink Waste: High interest in school-based programs for late 2026. Potential semi-permanent hosting of the recycling hub trailer at WTS's.

Mental Health Week 2026: Planning is underway with Headspace, Anglicare, YASP, and Cornerstone for Mental Health Week. Feedback from local high schools has highlighted the need for more direct interaction with students. In response, activities will be delivered during lunchtimes at Campbell Town District High School and Cressy District High School, during Mental Health Week, creating opportunities for students to engage in conversations with service providers in a more organic and relaxed setting.



Library Partnership: NMC provided Longford Library with more boardgames for their youth space, school aged students have been utilizing the space after school.

STEM and Sports Alternatives: Perth Primary exploring STEM programs via Enterprize and after-school activities including Milo Cricket, Auskick, and tennis.

Youth Advisory Group: EOIs distributed via Council and community channels, school leaders have shown interest in participating in 2026.

Grant Application: Tasmanian Community Fund Application submitted.

Career/Future Event (Aug/Sept 2026): Planning is underway for a youth-focused careers expo, with strong interest already received from service providers. Local schools have confirmed attendance for all Grade 9 and 10 students, and invitations have been extended to Grades 7 and 8. Both Campbell Town District High School and Cressy District High School have suggested August as the preferred timing for the event.

Illuminate Education: Awaiting response from the Northern Midlands Business Association to support future involvement.

Community BBQ Proposal: Exploring collaboration with Men's Shed for a community event.

Youth Survey: A community-wide survey has been launched to gather input from young people, families, and educators, with incentives offered to encourage participation. The Northern Midlands Community Youth Survey has been shared through schools, local businesses, community groups, and promoted via the Northern Midlands Council Facebook page. Strong engagement has already been recorded, with positive feedback received from young people, parents, and other community members.

Safeguarding Policy Review: A meeting was held to discuss the policy review, with many ideas shared to consider how this policy impacts all areas of council staff and volunteers. The discussion provided valuable insights and opened up broader perspectives. The review will be revisited in February 2026 to continue shaping the next steps.

Newsletter Development: A new "What's Happening" newsletter has been developed to centralize updates on youth programs, available in both print and digital formats. The newsletter has received excellent feedback from teachers and parents and has proven effective in promoting pool opening hours, community events, and initiatives for young people.

Leadership Recognition: Attending the Longford Primary EOY Awards Assembly.

Council Collaboration: Break O'Day Council has expressed interest in collaborating in the new year and is awaiting the appointment of its new Youth Officer to progress discussions. A meeting is also being held with Southern Midlands Council to explore opportunities for collaboration and ways to support young people in more isolated areas of our regions. The Meander Valley community team is enthusiastic about working together, with Bracknell Primary—located in Meander Valley—identified as a key connection point, as its Year 6 students will transition to Cressy District High School next year, and many students reside within the Northern Midlands Council area.

8.15 INTEGRATED PRIORITY PROJECTS & STRATEGIC PLANS UPDATE

Prepared by: Maree Bricknell, Acting General Manager & Lorraine Green, Project Officer

CURRENT AT 2 DECEMBER 2025

INTEGRATED PRIORITY PROJECTS PLAN:

Progress Report:

Not Started (obstacles)

On Hold

On Track

Completed

	Project			Status	\$	Scheduled
1	Progress: Economic health and wealth - grow and prosper					
Foundation Projects						
4.1	Main Street Upgrades: Campbell Town, Longford & Perth	Gov		Campbell Town 2022 Election Commitment secured through the Priority Community Infrastructure Program (PCIP) DA approved.	Budget allocation 2024/25 plus contribution from \$8m Federal Govt Election Commitment 2022.	2,450,000 Contract execution in progress. Commenced onsite 1 September 2025
		Gov		Longford DA submitted.	Budget allocation 2024/25 from Federal Govt Election Commitment 2019. Federal funding must be expended by 30 June 2025 at the latest. Funds proposed for streetscape upgrade approved for reallocation to the Longford-Mill Dam shared pathway at the April 2024 Council Meeting.	1,793,628 Progress reports submitted. Variation of completion date request (to December 2025) approved. Shared pathway development nearing completion..
		C&D		Perth 2022 Election Commitment secured through the PCIP DA approved.	Contribution from \$8m Federal Govt Election Commitment 2022.	 In progress, completion Dec 2025
4.1.	Longford Memorial Hall Upgrade	Gov		Federal Govt Election Commitment 2019; Local Roads and Community Infrastructure allocation.	Main Building & BBQ shelter completed.	Completed.
4.4	TRANSLink Intermodal Facility	Gov		Included in NMC Priority Projects document. Business Case and application submitted 20 November 2023 to secure the 2022 Election Commitment. Funding secure and funding agreement being finalised.. Approved by NTDC as a Northern Tas Priority Project.	Federal Election commitment of \$5m for planning stage. Further \$30m commitment subject to planning stage.	5,000,000 Funding agreement signed. Contract signed with preferred external service provider – NTDC. Work progressing to plan.
Enabling Projects						
5.1	Perth Sports Precinct & Community Centre	Gov		Concept master plan developed October 2020. Included in NMC Priority Projects document.	Valuation received.	Nominated as a Project of Regional Priority.
5.1	Ben Lomond Public Shelter Development	Gov		Feasibility Study: Investment in Ben Lomond Ski Field Northern Tasmania Included in NMC Priority Projects document. Govt has completed new public shelter. Government has committed to development of a master plan.	Staff resources only to support grant funding applications.	Not scheduled at this stage.
5.3	Campbell Town – Town Hall Sale or Lease	Gov		Agent appointed – all offers to be presented to Council.		Ongoing - under contract of sale.
5.3	Longford Library & exhibition Building on the Village Green	Gov		Longford Motor Sport Museum Included in NMC Priority Projects document.	No budget allocation staff resources only.	
5.3	Power Undergrounding in Evandale, Longford & Perth	Works		Awaiting funding streams to come available. Included in NMC Priority Projects document.	No budget allocation staff resources only.	Not scheduled at this stage. Evandale submitted for State Govt 2025/26 Budget



	Project			Status	\$	Scheduled
						consideration.
5.4	Subdivisions (several – Cressy, Evandale, Longford & Perth)	C&D		Council to identify opportunities to provide infrastructure and secure funding. Included in NMC Priority Projects document.	Drainage easement secured at Evandale. Detention basin secured at TRANSlink.	Detention works not scheduled at this stage.
2 People: Cultural and society – a vibrant future that respects the past						
Enabling Projects						
5.1	Recreation Ground Upgrades)	Gov		Campbell Town, Evandale and Cressy NMC Priority Projects document. Funding to be sought for oval upgrades.		Not scheduled at this stage.
		Gov		Cressy Recreation Ground Cricket Australia & State Govt funding secured towards the upgrade of the practice facility, car park and dump point.		Sealing of car park for future budget.
				Perth Recreation Ground Amenities, topdressing, cricket net upgrade.		Completed.
				Longford Recreation Ground Irrigation system install and preparation for 2 nd ground.		Completed.
5.1	Swimming Pool Upgrades (several)	Gov		Covering of Campbell Town & Cressy Swimming Pools Included in NMC Priority Projects document.		Not scheduled at this stage.
		Gov		Cressy: Solar system replacement Ross: Pool operation to continue (as per the current funding model) whilst structurally/operationally safe to do so.	Allocation 2024/25 Budget allocation 2023-24 towards WHS issues.	Completed.
5.2	Shared Pathways	Gov		Applications submitted to Growing Regions Program and Better Active Transport Tas program. Included in NMC Priority Projects document. Hobart Road shared pathway submitted to NTDC as a Northern Tas Priority Project.	Funding secured through the Better Active Transport in Tas grant program: Funding applications submitted to Active Transport Fund. Illawarra Road shared pathway submitted for State Govt 2025/26 Budget consideration.	Hobart Road shared pathway Stage 1 Tender awarded.
4 Place: Nurture our heritage environment						
Foundation Projects						
4.2	Perth South Esk River Parklands	Gov		Building Better Regions Fund grant secured towards the extension of the walkway, installation of footbridge and BBQ. Included in NMC Priority Projects document.		Completed.
4.3	Sheepwash Creek Corridor & Open Space	Gov		Grants secured for major new/improved infrastructure. Included in NMC Priority Projects document.	Commonwealth Government Disaster Ready funding successfully sought.	3,700,000 In progress.
4.5	Municipal Tree Planting Program			Annual program implemented. Included in NMC Priority Projects document.	Included in annual operating budget.	Ongoing.
Enabling Projects						
5.1	Conara Park Upgrade	Gov		Concept prepared: awaiting funding opportunities. Included in NMC Priority Projects document.	Negotiating with State Growth.	Awaited Agreement for Council to take control of Park, and improve as funds permit.
5.3	Redevelop Bartholomew Park Cressy	Gov		Liaising with Local District Committee to establish/prepare plans for upgrade.		Completed.

- Open Spaces and Active Infrastructure Grants Programs: soccer field and half-basketball courts – State Government Open Spaces funding secured for 4 half basketball courts and a playground. Acquittal report submitted.



- Ross Men's Shed Extension: work completed. Acquittal report being prepared. Official Opening held 18 November.
- Napoleon Street Park – \$127,695 secured through the State Government Open Spaces Grant Round Two. Council resolved at July 2024 Council Meeting to fund the work across two financial years. Progress report submitted July 2025.
- Longford Community/Neighbourhood House – Submitted for State Govt Budget 2026/27 consideration.
- Longford Caravan Park Amenities – completed.
- Seccombe Street Reserve Raised Pavement Platform – Vulnerable Road User grant of \$50,000 secured – work nearing completion (light to be installed)
- Application submitted to Community Energy Upgrades Fund Round Two for solar system at the Longford Community Sports Centre. Outcome unsuccessful notified Nov 2025.
- Application submitted to Community Climate Change Action Grants for solar and backup battery for Longford Town Hall. Grant secured and grant deed signed and submitted. Implementation in progress.

8.16 TOURISM & EVENTS AND HERITAGE HIGHWAY TOURISM REGION ASSOCIATION (HHTRA) UPDATE

Prepared by: *Fiona Dewar, Tourism and Events Officer*

Tourism update:

- Events:
 - o The Secretary of the Longford Cultural Society wrote to Council advising the group that runs the Longford Christmas Concert is unable to do so this year, and this will be disappointing for the community. The Longford Cultural Society advise they would like to host the concert this year and requested financial support from Council to assist with running the concert, venue hire, cleaning, etc. After deliberation by Council's Tourism & Events and Executive & Communications Officers, it was agreed to support the event with \$800.00 from the tourism (signs, brochures, small projects) budget.
 - o Liaise with event organisers re planning and information required, assist those seeking funding and in-kind support. Provide assistance to event organisers to fulfil Council compliance requirements.
 - o Update and distribute "What's On" events list.
 - o Update NMC website calendar.
 - o Update the Australian Tourism Data Warehouse database.
 - o Share electronic flyers for upcoming events to the statewide Yellow i Visitor Information network and the visitor centres in the Northern Midlands for display on their boards and counters, and to the HHTRA Management Group to share with relevant local communities, businesses, notice boards etc.
 - o Events held in the Northern Midlands during November include:
 - Remembrance Day Services
 - Longford Blooms. Attendees estimated over 5,000
 - Longford Garden Club Annual Flower Show
 - Rotary Car Show & Swap Meet, Longford
 - Targa in the NM: Lunch stop at Ross; casual drive through Longford
 - Ross Men's Shed opening of expanded facilities
 - MRA North Awareness Ride, Perth
 - Festival of Roses, Longford. Attendees estimated around 2,000
 - Tasmanian Motorcycle Day 40th Anniversary, Ross. Attendees estimated between 850 – 1000
 - Eskleigh Community Gardens Open Day
 - Various exhibitions, markets, and workshops in the municipality.
- Northern Midlands Visitor Centres Group – Connection with travellers in our region:
 - o Visitor numbers across all NM visitor centres for the previous quarter was 9,048, up 15% on the same time last year.
 - o Disseminate updates and information from TVIN, emergency alert agencies, DSG roadworks updates, etc.



- o The Tasmanian Visitor Information Network (TVIN) Executive Officer attended the Australian Regional Tourism Convention 2025 in Adelaide and provided a detailed overview in a report to the network. The report is attached, however this short summary is provided for interest and reference:
 - Visitor Information Centres are recognised as core community infrastructure, contributing to local expenditure, operator visibility, community connection.
 - Tourism is recognised as a core regional infrastructure that underpins community wellbeing and economic stability.
 - Agritourism momentum continues to accelerate nationally and is supported through partnerships including RTOs.
 - Measuring data should not only be figures such as visitor numbers or spending, but also environmental health and community well-being, and long-term retention, approaching tourism as a means of improving the condition of the place it touches. Success is not defined by how many people visit, but by how healthy communities and places thrive because they hosted visitors.
 - AI benefits for mapping, visitor engagement, streamlining communication, language translation. Operator and agencies can customise AI outputs using style guides, brand tone, local storytelling to preserve genuine regional voice.
 - The importance of ensuring websites are accessible, enabling visitors with accessibility needs to easily find accurate information, providing evidence to help people can self-assess the business or experience suitability.
 - Australia wide, the tourism and hospitality workforce are operating with a shortfall of around 180,000 workers, yet productivity has increased by roughly 18% in two years, indicating the sector is maintaining its pace by working harder with fewer people, and is not sustainable. Over 90% of tourism businesses are small or micro-operators. This means that when small teams are serving their customers there isn't much time to lobby for better pathways and the lack of advocacy strength contributes to the industry's struggle to be treated as an essential part of the economy. This aligns strongly with Tasmania's challenges.
 - Tourism works when locals feel ownership of it. Tourism's social impact matters. Decisions must rely on more than financial metrics. Unless industry can quantify wellbeing, the broader benefits remain invisible.
 - First Nations tourism is a foundation for national identity and truth-telling.
- Industry, Interpretation, Other Projects:
 - o 18 November 2025: Attend Visit Northern Tasmania's quarterly Tourism forum.
 - o 18 November 2025: Attend Ross Men's Shed expanded facilities opening.

HHTRA update:

- 14 October 2025: Workshop at Oatlands.
 - o The Heartlands Way experience concept was progressed with a pilot "Walk & Talk" history and story-telling experience planned at Broadmarsh on 28 March 2026.
 - 25 November 2025: Management Group Meeting at Oatlands.
 - The Heritage Highway Operators private facebook group resource, has 91 members as of 30 November. Operators are using the resource to promote their services and experiences. HHTRA shares information via the resource.
 - Ongoing marketing activities include website blog posts and social media. Working with Destination Southern Tasmania to whom the HHTRA outsource digital marketing activities and webpage maintenance.
 - Carry out administrative tasks/correspondence etc. as required.
-



8.17 NORTHERN TASMANIA REGIONAL LAND USE STRATEGY REVIEW - HAVE YOUR SAY

Prepared by: Paul Godier, Senior Planner

The Northern Tasmania Regional Land Use Strategy (NTRLUS) is a key planning tool that guides how land is used, developed, and protected across our region. It implements the Tasmanian Planning Policies at a regional level and shapes planning decisions in each Northern council area.

The current NTRLUS was created in 2011 and most recently amended in 2021. It addresses:

- Population change, including urban and activity centre growth patterns
- Respect for Indigenous and historical cultural heritage
- Housing demand and supply
- Infrastructure requirements
- Environmental hazards, environmental protection, and emerging climate risks
- Economic development across the region

In recent years, Northern Tasmania has experienced significant changes in all these areas.

To ensure the strategy continues to guide what our future looks like, it is time for a full review and update.

Who is involved?

The review is a collaborative effort between the Tasmanian Government, the Northern Tasmania Development Corporation (NTDC), and Northern councils, which include Break O'Day, Dorset, Flinders, George Town, Launceston City, Meander Valley, Northern Midlands and West Tamar.

Review Process

The review will be delivered in three main phases, with a draft RLUS expected in 2026:

Phase 1: Setting the Direction

Understanding the current state and setting clear strategic directions, including gathering community and stakeholder views on priorities and challenges.

Phase 2: Infrastructure and Gaps Analysis

Examining existing infrastructure and identifying gaps or pressures to support growth in the right locations.

Phase 3: Sustainable Growth and Strategy Development

Developing a draft strategy and implementation plan that considers housing and employment growth, infrastructure needs, and land suitability.

Although presented in phases, the process is interconnected. Community engagement, infrastructure analysis, and policy development occur across multiple stages to ensure the strategy is well-informed and responsive to emerging needs.

HAVE YOUR SAY

Phase one consultation is now open. The State of Play Report has been prepared to support the early consultation work that will assist with informing the preparation of the next NTRLUS.

Consultation closes: **5:00 pm, Friday 30 January 2026**

You can share your views in two ways: Complete the anonymous community survey: <https://shapingtasmania.com.au>
Make a formal written submission to Northern Tasmania Development Corporation.

For more details, including Frequently Asked Questions, visit <https://shapingtasmania.com.au>



ATTACHMENTS

Nil



9 PUBLIC QUESTIONS AND STATEMENTS

PUBLIC QUESTIONS AND STATEMENTS

Regulation 36 of the *Local Government (Meeting Procedures) Regulations 2025* makes provision for Public Question Time during a Council meeting.

Public question time is to commence at approximately 5:30pm and is to be conducted in accordance with the following guidelines:

- At each Council Meeting up to 20 minutes, or such longer period as Council may determine by resolution at that meeting, is to be provided for persons at the meeting to ask questions.
- A person seeking to ask a question must firstly identify himself or herself by stating their name and the town they reside in.
- If more than one person wishes to ask a question, the Mayor is to determine the order in which those questions are asked.
- Questions must be directed to the Mayor who shall answer or direct the question to the appropriate Councillor or Council Officer. A question will be answered if the information is known otherwise taken on notice and responded to in writing within 10 working days.
- Questions should preferably be in writing and provided to the General Manager 7 days prior to the Council Meeting.
- A person is entitled to ask no more than 2 questions on any specific subject. If a person has up to two questions on several subjects, the Mayor may defer those questions until other questions have been asked and refer back to that person only if time permits.
- Each submission speaker is limited to a maximum of 3 minutes.

PUBLIC QUESTIONS

At approximately 5.53pm, following conclusion of discussion and decision on Item 5.3.1 Notice of Motion: Artificial Intelligence (AI) Use in Local Government, Council commenced with Item 9 Public Question and Statements and Items listed under Items 11 and 12 relating to Planning as listed in the Agenda for the meeting.

Ms Diana Howard, Longford - Dogs at Ernest and Ernesco Cafe, Longford

- Raised concerns about very well-behaved dog not being allowed at Ernest and Ernesto.
- Is of the opinion if the owner of the building and shop approves, it should be allowed.
- Does not understand why dogs are now stopped from going to Ernest and Ernesto.
- Believes the correct thing is to encourage [attendance] at local businesses, rather than discourage it.
- Feels that her dog should not be excluded from somewhere where he has been invited as he is very well behaved.
- Has heard that dogs are not allowed into Ernest and Ernesto anymore, but has not spoken to the owners.

Miss Bricknell, Acting General Manager is of the understanding that under the Dog Control Act, dogs are not allowed in shops and will double check to confirm.



10 COUNCIL ACTING AS A PLANNING AUTHORITY

MINUTE NO. 25/368

DECISION

Deputy Mayor Lambert/Cr Adams

That the Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993* for Agenda Item 11.1.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss and Cr Terrett

Voting Against the Motion:

Nil

RECOMMENDATION

That the Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993* for Agenda Item 11.1.

Section 29(1) of the *Local Government (Meeting Procedures) Regulations 2025* require that if a Council intends to act at a meeting as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, the Chairperson is to advise the meeting accordingly.

10.1 STATEMENTS

REPRESENTATIONS ON PLANNING ITEMS

A maximum of 4 persons per item (2 for and 2 against) will be permitted to address Council on a planning item. After the representation has been made, Councillors are permitted to ask questions of the party who made the representation.

Each speaker is limited to a maximum of 3 minutes.

PLAN 11.1: PLN-25-0165 Single Dwelling, 2A Bridge Street, Campbell Town

No representations were forthcoming.



11 PLANNING REPORTS

11.1 PLN-25-0165 SINGLE DWELLING, 2A BRIDGE STREET, ROSS

File: 400500.21
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Brandie Strickland, Statutory Planner

MINUTE NO. 25/369

DECISION

Cr Adams/Cr Terrett

That application PLN-25-0165 to develop and use the land at 2A Bridge Street Ross for a single dwelling be approved subject to the following conditions:

1 Layout not altered

The use and development must be in accordance with the endorsed documents:

- P1 Site plan by David Denman & Associates dated Aug 2025 Drawing 2512-SK02
- P2 Floor plan by David Denman & Associates dated Aug 2025 Drawing 2512-SK03
- P3 Elevations by David Denman & Associates dated Aug 2025 Drawing 2512-SK04
- P4 Cross sections of dwelling by David Denman & Associates dated Aug 2025 Drawing 2512-SK05
- P5 Flood levels by Poortenaar Consulting dated September 2025 drawing 25492-01 A
- D1 Flood Hazard Report by Poortenaar Consulting dated 21 October 2025 drawing 25492-01 A
- D2 Planning submission by David Denman & Associates dated 11 October 2025

2 Amended plans – finished floor level of the dwelling

Notwithstanding condition 1 above amended plans must be submitted to the Senior Planner showing the finished floor level of the dwelling at 181.57m AHD (minimum). These plans must be submitted before an application for a building permit is approved, or the development commencing and once approved, the plans will be endorsed and will then form part of the permit.

3 Design and layout of parking and driveway areas

Notwithstanding condition 1 above;

- all parking and access ways must have a minimum width of not less than 3m; and
- provide for a passing bay of 2m width, 5m length with entry/exit tapers within 30m of the site entry.

4 Flood risk management

- a) Prior to the occupation of the dwelling (the commencement of the use) a flood emergency management plan prepared by a suitably qualified engineer and must always be kept on site and readily accessible. The plan must detail in the event of a flood:
 - i. the likely velocity and depth of flood waters;
 - ii. the risks to life;
 - iii. the likely impact on the use or development; and
 - iv. how the use or development will manage the risk to tolerable levels, during a 5% AEP, 2% AEP or a 1% AEP+ climate change flood event; and
 - v. evacuation plans into emergency management procedures for the local area.
- b) Per the recommendation of the flood hazard report a heritage-style stile must be constructed over the 1m high historic stone wall for emergency access. This will require landowner consent and approval under the *Historic Cultural Heritage Act 1995*, and the dwelling must not be occupied until the stile has been constructed lawfully.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss and Cr Terrett

Voting Against the Motion:

Nil



RECOMMENDATION

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- b) Per the recommendation of the flood hazard report a heritage-style stile must be constructed over the 1m high historic stone wall for emergency access. This will require landowner consent and approval under the *Historic Cultural Heritage Act 1995*, and the dwelling must not be occupied until the stile has been constructed lawfully.

1 INTRODUCTION

This report assesses an application for a single dwelling at 2A Bridge Street Ross against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands* (SPP version 13 effective 16 July 2025 and LPS version 15 effective 30 July 2025).

2 STATUTORY REQUIREMENTS

Council acts as a Planning Authority for the assessment of this application under the Land Use Planning and Approvals Act 1993 (the Act). Council as the Planning Authority must determine the application for a permit pursuant to Section 51(2) of the Act and 6.10 of the *Tasmanian Planning Scheme – Northern Midlands* (the Scheme).

The proposal is an application pursuant to section 57 of the Act (i.e., a discretionary application). Determination of the application is a statutory obligation. In determining an application, the Planning Authority must take into consideration:

- all applicable standards and requirements in this planning scheme; and
- any representations received pursuant to and in conformity with section 57(5) of the Act.

In the case of the exercise of discretion to refuse or approve the application, items a) and b) above must be considered only as far as each matter is relevant to the particular discretion being exercised.



All applicable standards and requirements in this planning scheme

Compliance with the applicable standards consists of complying with the Acceptable Solution or satisfying the Performance Criteria for that standard. Where an application complies with an Acceptable Solution, the corresponding Performance Criteria cannot be considered. Where an application does not comply with an Acceptable Solution, the application must be assessed against the corresponding Performance Criteria. An assessment of the applicable standards pertaining to this application is included in section 5 of this report.

Any representations received pursuant to and in conformity with section 57(5) of the Act.

The council as the Planning Authority is obliged to consider the views raised by the community by way of representation received during the public notification period. However, decisions made by the Planning Authority must be in accordance with the Act and the planning scheme. This means that Council as the Planning Authority can only consider matters raised in representations that insofar as those matters are relevant to the particular discretion being exercised. Consideration of matters that are not relevant to the particular discretion being exercised risks a decision being made that cannot stand up to challenge through the Tasmanian Civil and Administrative Tribunal. An assessment of the representation/s is included in section 5.5 of this report.

3 APPLICATION DETAILS AND TIMEFRAMES

Existing use/development:	Vacant land
Use classification:	Vacant land
Zone:	General Residential
Particular Purpose Zone/Specific Area Plan:	NOR-S8.0 Ross Specific Area Plan
Applicable codes:	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C6.0 Local Historic Heritage Code C12.0 Flood-Prone Areas Hazard Code C16.0 Safeguarding of Airports Code
Application must be determined by:	15 December 2025
Recommendation:	Approval subject to conditions.

4 SUBJECT SITE AND LOCALITY

Subject site



Zone Map



Aerial image of the site and surrounding area



Photographs of subject site



5 PLANNING SCHEME ASSESSMENT

This assessment has been made by a suitably qualified person and a professional recommendation has been provided for the Planning Authority to consider. The professional recommendation detailed further in this report considers (where relevant) previous decisions and case law of the Tasmanian Civil and Administrative Tribunal (TASCAT) and is an unbiased assessment of the applicable standards and the suitability of the proposed development.

GENERAL PROVISIONS		Applicable (Y/-)
7.1	Changes to an Existing Non-conforming Use	-
7.2	Development for Existing Discretionary Uses	-
7.3	Adjustment of a Boundary	-
7.4	Change of Use of a Place listed on the Tasmanian Heritage Register or a Local Heritage Place	-
7.5	Change of Use	-
7.6	Access and Provision of Infrastructure Across Land in Another Zone	-
7.7	Buildings Projecting onto Land in a Different Zone	-
7.9	Demolition	-
7.10	Development Not Required to be Categorised into a Use Class	-
7.11	Use or Development Seaward of the Municipal District	-
7.12	Sheds on Vacant Sites	-
7.13	Temporary Housing	-



CODE	Applicable (Y/-)	Exemption Applied
C1.0 Signs Code	-	-
C2.0 Parking and Sustainable Transport Code	Y	-
C3.0 Road and Railway Asset Code	Y	-
C4.0 Electricity Transmission Infrastructure Protection Code	-	-
C5.0 Telecommunications Code	-	-
C6.0 Local Historic Heritage Code	Y	-
C7.0 Natural Assets Code	-	-
C8.0 Scenic Protection Code	-	-
C9.0 Attenuation Code	-	-
C10.0 Coastal Erosion Hazard Code	-	-
C11.0 Coastal Inundation Hazard Code	-	-
C12.0 Flood-Prone Areas Hazard Code	Y	-
C13.0 Bushfire Prone Areas Code	-	-
C14.0 Potentially Contaminated Land Code	-	-
C15.0 Landslip Hazard Code	-	-
C16.0 Safeguarding of Airports Code	Y	C16.4.1

PARTICULAR PURPOSE ZONES	Applicable (Y/-)
NOR-P1.0 Particular Purpose Zone – Campbell Town Service Station	-
NOR-P2.0 Particular Purpose Zone – Epping Forest	-

SPECIFIC AREA PLANS	Applicable (Y/-)
NOR-S1.0 TRANSLink Specific Area Plan	-
NOR-S2.0 Campbell Town Specific Area Plan	-
NOR-S3.0 Cressy Specific Area Plan	-
NOR-S4.0 Devon Hills Specific Area Plan	-
NOR-S5.0 Evandale Specific Area Plan	-
NOR-S6.0 Longford Specific Area Plan	-
NOR-S7.0 Perth Specific Area Plan	-
NOR-S8.0 Ross Specific Area Plan	Y

The relevant Scheme definitions are:

Table 6.2 Use Class	
Residential	Use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings.
Table 3.1 Planning Terms and Definitions	
Dwelling	Means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.
Building	Means as defined in the Act: <i>building includes –</i> <i>(a) a structure and part of a building or structure; and</i> <i>(b) fences, walls, out-buildings, service installations and other appurtenances of a building; and</i> <i>(c) a boat or a pontoon which is permanently moored or fixed to land;</i>
Development	Means as defined in the Act: <i>development includes –</i> <i>(a) the construction, exterior alteration or exterior decoration of a building; and</i> <i>(b) the demolition or removal of a building or works; and</i> <i>(c) the construction or carrying out of works; and</i> <i>(d) the subdivision or consolidation of land, including buildings or airspace; and</i> <i>(e) the placing or relocation of a building or works on land; and</i> <i>(f) the construction or putting up for display of signs or hoardings –</i> <i>but does not include any development of a class or description, including a class or description mentioned in paragraphs (a) to (f), prescribed by the regulations for the purposes of this definition;</i>
Works	Means as defined in the Act: <i>works includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil, but does not include forest practices, as defined in the Forest Practices Act 1985, carried out in State forests.</i>



Per the applicable zone use class table, the proposed use (residential) is No Permit Required. Clause 6.10.2 states that consideration of the purpose of the zone, local area objectives, code, specific area plan and/or site-specific qualification is only required when determining an application for a Discretionary use.

5.1 STATE PLANNING PROVISIONS – ZONE PROVISIONS

8.0 GENERAL RESIDENTIAL ZONE PROVISIONS

Zone Purpose

Assessment against the zone purpose is only required when the use is discretionary (per 6.10.2) or there is no use class assigned to a development (per 7.10.3). The proposed use is No Permit Required per the use table.

8.4 Development Standards for dwellings		
Clause	Description	Assessment
8.4.1	Residential density for multiple dwellings	A1 Superseded by SAP.
8.4.2	Setbacks and building envelope for all dwellings	A1 >4.5m from primary frontage (internal lot)
		A2 >5.5m from primary frontage
		A3 Complies with building envelope; >4.5m from the internal frontage setback, single storey, closest side setback is 6.8m.
8.4.3	Site coverage and private open space for all dwellings	A1a) <50% (10.3%). Complies. b) Not applicable
		A2a) Private open space area of >24m ² with minimum 4m dimension and gradient of <10% available to the side/rear of the house. Complies.
8.4.4	Sunlight and overshadowing for all dwellings	A1 Not applicable
8.4.5	Width of openings for garages and carports for all dwellings	A1 Not applicable. Garage not within 12m of frontage.
8.4.6	Privacy for all dwellings	A1 Not applicable. Finished floor level of dwelling is <1m above natural ground level.
		A2 Not applicable. Finished floor level of dwelling is <1m above natural ground level.
		A3 Not applicable. Single dwelling only proposed.
8.4.7	Frontage fences for all dwellings	A1 Not applicable, no front fence proposed.
8.4.8	Waste storage for multiple dwellings	A1 Not applicable, single dwelling only proposed.

5.2 LOCAL PLANNING PROVISIONS – PARTICULAR PURPOSE PROVISIONS / SPECIFIC AREA PLAN PROVISIONS

ASSESSMENT OF SPECIFIC AREA PLAN PROVISIONS: ROSS

Zone Purpose

Assessment against the zone purpose is only required when the use is discretionary (per 6.10.2) or there is no use class assigned to a development (per 7.10.3). The proposed use is No Permit Required per the use table.

NOR-S8.7 Development Standards for Buildings and Works		
Clause	Description	Assessment
NOR-S8.7.1	Residential density for multiple dwellings	A1 Not applicable, single dwelling only.
NOR-S8.7.2	Roof form and material	A1 Not applicable – site is within the local heritage precinct.
NOR-S8.7.3	Wall material	A1 Not applicable – site is within the local heritage precinct.
NOR-S8.7.4	Windows	A1 Not applicable – site is within the local heritage precinct.
		A2 Not applicable – site is within the local heritage precinct.



		A3 Not applicable – site is within the local heritage precinct.
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5.3 STATE PLANNING PROVISIONS – CODE PROVISIONS

C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

Code Purpose

Assessment against the code purpose is only required when the use is discretionary (per 6.10.2) or there is no use class assigned to a development (per 7.10.3). The proposed use is No Permit Required per the use table.

C2.5 Use Standards		
Clause	Description	Assessment
C2.5.1	Car Parking Numbers (Refer to table C2.1)	A1 2 spaces required, 2 proposed. Complies.
C2.5.2	Bicycle parking numbers (Refer to table C2.1)	A1 No requirement for residential use.
C2.	Motorcycle parking numbers (Refer to table C2.4)	A1 No requirement for single dwellings.
C2.5.4	Loading Bays	A1 No requirement for residential use.
C2.5.5	Number of car parking spaces within the GenRes Zone	A1 No requirement for single dwellings.
C2.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C2.6.1	Construction of parking areas	A1 a) Complies, all weather pavement: exposed aggregate concrete. Drained to public stormwater system.
C2.6.2	Design and layout of parking areas	A1.1 a) i. Gradient of access: <20% Complies. ii. NA iii. Access width: will be conditioned to be in accordance with the acceptable solution with the addition of a passing bay within 30m of the site frontage. iv. Parking dimensions: 6m x 6m v. Access and manoeuvring width: 6.8m vi. NA vii. NA b) Also complies with AS2890.
		A1.2 Not applicable.
C2.6.3	Number of accesses for vehicles	A1 One access for frontage – existing, no change.
		A2 Not within the Central Business Zone
C2.6.4	Lighting of parking areas within the General Business and Central Business zone	A1 Not within a listed zone.
C2.6.5	Pedestrian Access	A1.1 Use does not require more than 10 parking spaces
		A1.2 No accessible parking provided/required
C2.6.6	Loading Bays	A1 Not required for residential use
		A2 No commercial vehicles using the site
C2.6.7	Bicycle parking and storage facilities within the General Business and Central Business zone	A1 No bicycle parking required and not within listed zones
		A2 No bicycle parking required and not within listed zones
C2.6.8	Siting of parking and turning areas	A1 Zone not listed



		A2 Not within the Central Business Zone
C2.7 Parking Precinct Plan		
Clause	Description	Assessment
C2.7.1	Parking precinct plan	A1 No Parking Precinct Plan in the area.

From the table above, where the acceptable solution has not been met, the performance criteria is addressed below.

DISCRETIONS	
C2.6.2	Design and layout of parking areas
P1	<p>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <ul style="list-style-type: none"> a) the characteristics of the site; b) the proposed slope, dimensions and layout; c) useability in all weather conditions; d) vehicle and pedestrian traffic safety; e) the nature and use of the development; f) the expected number and type of vehicles; g) the likely use of the parking areas by persons with a disability; h) the nature of traffic in the surrounding area; i) the proposed means of parking delineation; and j) the provisions of Australian Standard AS 2890.1:2004 - <i>Parking facilities, Part 1: Off-street car parking</i> and AS 2890.2 - 2002 <i>Parking facilities, Part 2: Off-street commercial vehicle facilities</i>.
Assessing Officers Comments	<p>The length of the proposed driveway is approximately 60m and so in accordance with Table C2.2 the internal access way width must be no less than 3m wide and provide for a passing bay of 2m width, 5m length with entry/exit tapers every 30m. The planning permit will be conditioned to require a single passing bay to be installed in line with the table as there is space within the access handle of the site to allow for this. Having a passing bay will provide for safe and efficient manoeuvring within the site without the need for vehicles to reverse or wait on the street which is in line with the objectives of the clause and the code purpose.</p>

C3.0 ROAD AND RAILWAY ASSET CODE

Code Purpose

Assessment against the code purpose is only required when the use is discretionary (per 6.10.2) or there is no use class assigned to a development (per 7.10.3). The proposed use is No Permit Required per the use table.

C3.5 Use Standards		
Clause	Description	Assessment
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction.	A1.1 Not applicable.
		A1.2 No new crossing.
		A1.3 No rail crossing proposed.
		A1.4 Proposed vm/d is less than 40.
		A1.5 Not applicable, not a major road.
C3.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C3.6.1	Habitable buildings for sensitive uses within a road or railway attenuation area.	A1 Not applicable – not within a road or rail attenuation area.


C6.0 LOCAL HISTORIC HERITAGE CODE

Code Purpose

Assessment against the zone purpose is only required when the use is discretionary (per 6.10.2) or there is no use class assigned to a development (per 7.10.3). The proposed use is No Permit Required per the use table.

C6.6 Development Standards for Local Heritage Places - not applicable.		
6.7 Development Standards for Local Heritage Precincts and Local Historic Landscape Precincts		
Clause	Description	Assessment
C6.7.1	Demolition within a local heritage precinct	A1 Not applicable, building works only. No demolition.
C6.7.2	Demolition within a local historic landscape precinct	A1 Not applicable, not within a local historic landscape precinct.
C6.7.3	Buildings and works, excluding demolition	A1 Relies on performance criteria
		A2 Not applicable. No front fence proposed.
6.8 Development Standards for Places or Precincts of Archaeological Potential		
Clause	Description	Assessment
C6.8.1	Building and works	A1 Not applicable, not within a place or precinct of archaeological potential.
6.9 Significant Trees		
Clause	Description	Assessment
C6.9.1	Significant trees	A1 Not applicable, no significant trees on the site.

From the table above, where the acceptable solution has not been met, the performance criteria is addressed below.

DISCRETIONS	
C6.7.3	Buildings and works, excluding demolition
P1.1	<p>Within a local heritage precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local heritage precinct, except if a local heritage place of an architectural style different from that characterising the precinct, having regard to:</p> <ul style="list-style-type: none"> (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; (b) the character and appearance of the surrounding area; (c) the height and bulk of other buildings in the surrounding area; (d) the setbacks of other buildings in the surrounding area; and (e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule.
Assessing Officers Comments	<p>The original design of the dwelling showed a skillion roof as shown below.</p>  <p>Figure 1 Original dwelling design</p>

DISCRETIONS

The application was referred to heritage advisor Tony Purse who raised objection to the design of the roof. He observed that *“whilst the proposed roof material & colour appear compatible with predominant colours / finishes, further attention is recommended in relation to roof forms & pitch which currently appear at odds with the dominant colonial roof style of the precinct. Minimum roof pitches of 25 to 30 degrees are recommended.”*

The applicant was advised of the comments council received and amended their proposed roof line to better reflect the style of roof within the heritage precinct (gable) and to be more compatible with the area noting that the dwelling will be readily visible as visitors to Ross who enter from the west over the Ross bridge.



Figure 2 Revised dwelling design

The revised plans as shown in the image above show a dwelling design which is compatible with the local heritage precinct having regard to the performance criteria. The colours, materials and design (including height, bulk and placement) are consistent with the character and appearance of the surrounding area and existing buildings in the precinct. The design of the dwelling is in keeping with the streetscape and values identified within the Northern Midlands Local Provisions Schedule which states:

The Ross Heritage Precinct is unique because it is the intact core of a nineteenth century townscape, with its rich and significant built fabric and the village atmosphere. Its historic charm, wide tree lined streets and quiet rural environment all contribute to its unique character. Its traditional buildings comprise simple colonial forms that are predominantly one storey, while the prominent elements are its significant trees and Church spires. Most commercial activities are located in Church Street as the main axis of the village, which directs attention to the Ware Memorial and the Uniting Church on the hill. The existing and original street pattern creates linear views out to the surrounding countryside. The quiet rural feel of the township is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Ross' heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.

The performance criteria is satisfied.

C12.0 FLOOD-PRONE AREAS CODE

Code Purpose

Assessment against the code purpose is only required when the use is discretionary (per 6.10.2) or there is no use class assigned to a development (per 7.10.3). The proposed use is No Permit Required per the use table.

C12.5 Use Standards

Clause	Description	Assessment
C12.5.1	Uses within a flood-prone area	A1 Not applicable – not a conversion of an existing building.
C12.5.2	Critical use, hazardous use or vulnerable use	A1 Not applicable.
		A2 Not applicable.



		A3 Not applicable.
		A4 Not applicable.
C12.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C12.6.1	Buildings and works within a flood-prone hazard area	A1 No acceptable solution. Relies on performance criteria.

From the table above, where the acceptable solution has not been met, the performance criteria is addressed below.

DISCRETIONS	
C12.6.1	Buildings and works within a flood-prone hazard area
P1.1	Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to: <ul style="list-style-type: none"> a) the type, form, scale and intended duration of the development; b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures; c) any advice from a State authority, regulated entity or a council; and d) the advice contained in a flood hazard report.
P1.2	A flood hazard report also demonstrates that the building and works: <ul style="list-style-type: none"> a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures
Assessing Officers Comments	<p>A tolerable risk means the lowest level of likely risk from the relevant hazard to secure the benefits of a use or development in a relevant hazard area and which can be managed through routine regulatory measures or by specific hazard management measures for the intended life of each use or development.</p> <p>A tolerable risk is not no risk, but the lowest level of risk which can be managed, and which still allows use/development to proceed in the relevant area.</p> <p>The proposed dwelling has been placed and designed to achieve and maintain a tolerable risk from a 1% event though it is noted that the report references the wrong level. The flood report incorrectly states the 1% AEP CC (annual exceedance probability, climate change) flood level affecting this development as 180.9m AHD (which is the 1% AEP level) whereas the 1% AEP CC level is 181.27m AHD. The finished floor level (FFL) of the dwelling is above the 180.9m AHD level (181.2m AHD) but the appropriate finished floor level required (181.57m AHD) can be achieved through compliance with the recommended permit conditions. The difference in overall height of the building to achieve the correct FFL is not substantial (0.3m) and so the development standards of the zone and code are compliant. While the primary access to the site may be cut off during the 1% AEP CC event, there is provision to leave the site safely via land to the south which is clear of the flood overlay.</p> <p>Notwithstanding the misrepresentation of the flood hazard level of the site, the flood hazard report by Poortenaar Consulting dated October 2025 that was submitted as part of the application is in line the with prescribed requirements of a flood hazard report per the code and demonstrates compliance with the performance criteria P1.1 and P1.2.</p> <p>The development will not cause or contribute to flood on the site, on adjacent land or public infrastructure and can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures. The buildings and works within the flood-prone hazard area can achieve and maintain a tolerable risk from a flood, having regard to the performance criteria. The proposal satisfies the criteria.</p>

5.4 REFERRALS

Council's Infrastructure & Works Department – NMC

Council's Engineer (Cameron Oakley) reviewed the flood hazard report and has found that the flood report incorrectly states the 1% AEP climate change (CC) flood level affecting this development. The report states a level of 180.9m AHD (which is the 1% AEP level) whereas the 1% AEP CC level is 181.27m AHD. Therefore, the finished floor level (FFL) of the dwelling should be, as a minimum, 181.57m AHD. The report recommends an FFL of only 180.2m AHD. This requirement can be conditioned if a permit is given.

It was also identified that the flood hazard report under-reports the 1% AEP CC hazards affecting the development, which is H3 at most of the building size what looks to be H4 at the north-eastern face of the building. H4 is defined as 'unsafe for vehicles and



people. All buildings vulnerable to structural damage. Some less robust building types vulnerable to failure'. The flood report only refers to the driveway being H3 level when in fact it is also H4.

Therefore, it was recommended that, to achieve a tolerable level of risk from the development, that the house design be certified by a structural engineer as able to withstand 1% AEP CC flooding. In addition, is also recommended that a flood emergency management plan (FEMP) be provided to ensure future owners are aware of their responsibilities when a flood event occurs.

Other than the issues mentioned above, the general acceptance of the report in this circumstance otherwise is not to be taken as a position that Council does not believe that the site may be flooded beyond the depth and velocity predicted by the SES and used as the basis of the flood hazard report. Instead, Council's acceptance of the report reflects only that the requirements of the Tasmanian Planning Scheme flood prone areas hazard code have been met. This follows adaptive practice from previous circumstances that have been tested in the Tasmanian Civil and Administrative Tribunal wherein Council adopted a much more conservative approach in determining compliance with the relevant performance criteria in determining a "tolerable" risk and the Tribunal did not uphold that position stating that by law the bar for achieving the "tolerable" status is much lower.

Road Authority

As the **Road Authority** per the *Roads and Jetties Act 1935*, no objection was raised to the proposal considering the small increase of traffic within the existing network.

Stormwater Authority

As the **Stormwater Authority** per the *Urban Drainage Act 2013*, no objection was raised to the proposal development.

Heritage Advisor

Council referred the application to an external heritage advisor (Tony Purse) who reviewed the proposal. The original design of the house showed a skillion roof and it was commented that the proposed roof design should be modified to be more compatible with the heritage significance of the area. The applicant was advised of this advice and altered their design to reflect a gable roof. No further objections were raised. Mr Purse's comments form part of the Heritage Code assessment of this report.

5.5 REPRESENTATIONS

Notice of the application was given in accordance with Section 57 of the Act. A review of Council's Records management system after completion of the public exhibition period revealed that one (1) representation was received.

The representation called into question the qualifications of the flood hazard report author. The representor states that the flood hazard report fails to incorporate the effects of climate change and "does not follow accepted State methodologies, relying solely on LiDAR surface data and general SES flood mapping without hydrologic or hydraulic modelling to confirm flood depths, velocities or hazard classifications in the pre and post-development scenario." It identifies that the nominated design flood level of RL 180.9 m AHD is unverified and inconsistent with the official SES 1 % AEP + climate change flood level of approximately RL 181.27 m AHD at the site meaning that the proposed floor level is 0.4m below the true design flood level. The representation also observes that the inundation depth and expected velocity of flooding to the sites driveway and access has been underestimated.

Report Author's Comments:

Council acknowledges the concerns raised in the representation, particularly regarding the qualifications of the flood hazard report author and the methodologies used in the assessment. The flood report incorrectly states the 1% AEP climate change (CC) flood level affecting this development however the effect of this information can be rectified by increasing the finished floor level of the dwelling as recommended. The inconsistency identified by the representor does not alter the capability of the proposal to achieve a tolerable risk. The report author (Poortenaar Consulting) is accepted by Council and the Tasmanian Civil and Administrative Tribunal as being a *suitably qualified person* which is a requirement of the Scheme and code for a technical report author.

The flood hazard report relies on State Emergency Services (SES) flood mapping data, which is publicly available and is the same data Council uses when applying the flood prone hazard area code to applications. Council recognises that every flood event is different, and SES flood maps are designed to indicate areas more likely to flood, while acknowledging that heavy local rain and large-scale events may not be fully captured. It is not feasible to map every possible rain event, and the SES mapping provides scenarios that could occur, but not all possible scenarios.

Importantly, the report correctly identifies that a tolerable risk is not the same as no risk. Rather, it is the lowest level of risk that can be managed while still allowing use or development to proceed in the relevant area.

There is no prescriptive requirement under current regulations to remodel flood depths, velocities, or hazard classifications on a site in order to assess the tolerability of a use or development. The 1% AEP CC (Annual Exceedance Probability, Climate Change) event *has* been accounted for in the design of the dwelling. The report considers the 1% AEP CC flood level of 180.9m AHD and describes the flood behaviour of the Macquarie River at the site. Noting that the 1% AEP CC flood level of the site is actually 181.27m AHD, the nature of flooding on the site does not alter with this level and includes the slow rise, peak, and recession of floodwaters with low velocities.

The SES data is accepted in practice as representative of larger, rarer flood scenarios. Should an actual flood exceed the SES-predicted depth or velocity, a flood management plan would be enacted, requiring residents to evacuate via safe paths. Both current and future landowners are made aware of the potential for flooding above the assessed levels through property certificates and due diligence. By proceeding with development, landowners accept the risk that actual flood levels may be higher than predicted, and that this could result in significant damage.

Notwithstanding, the proposed dwelling has been designed with a finished floor level 300mm above the 1% AEP+CC flood level. The structure is engineered to withstand basement flooding. While access to the site may become unsafe if floodwaters reach the basement, there is alternative access to the rear of the site via the adjoining Council Park.

The report identifies the hazard classification of the driveway and access area to be H3 which is between 0.5m-1.2m under water. See Figure 3 below.

The SES mapping identifies the site access to be H5 at street level and decreasing to H3 as the driveway moves south and the natural topography of the land increases. Refer to Figure 4. This means that the level of inundation of the driveway area is between 0.5m – 2m. Per the matrix in Figure 3, the representor is correct. There is a higher hazard to the driveway area than identified within the report. However, recent case law has set the precedent that the level of inundation of a driveway area is not a determining factor in achieving a tolerable risk rating for the development particularly when the nature of the flood risk allows for 24+ hours for the site to be evacuated and/or where the finished surface level of a dwelling allows for residents to shelter in place (even though this is not the preferred option due to the unpredictable nature of major storm events).

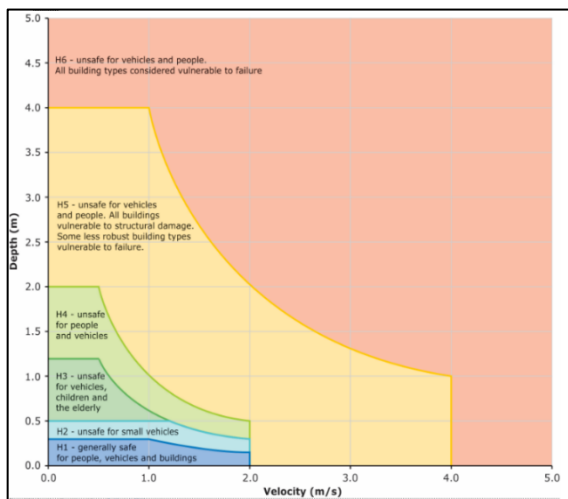


Figure 4 Hazard levels (SES flood mapping)

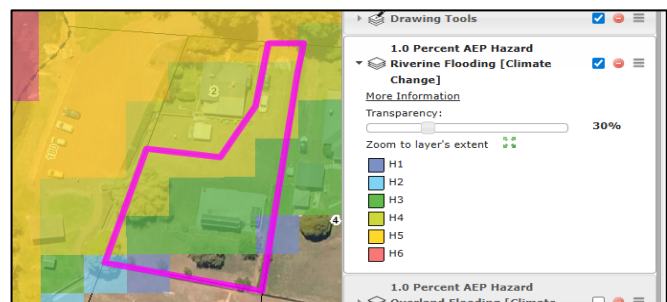


Figure 3 Hazard levels of the site

In summary, the assessment recognises the limitations of available flood mapping and the inherent uncertainties in predicting flood events but ensures that risk is managed to a tolerable level as required by the planning scheme. The design of the dwelling and the conditions of approval reflect this approach.

5.6 OBJECTIVES OF THE LAND USE PLANNING AND APPROVALS ACT 1993

The objectives of the resource management and planning system of Tasmania are –

- to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and
- to provide for the fair, orderly and sustainable use and development of air, land and water; and
- to encourage public involvement in resource management and planning; and
- to facilitate economic development in accordance with the objectives set out in paragraphs (a) , (b) and (c) ; and
- to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

The objectives of the planning process established by the Act are, in support of the objectives set out above of this Schedule –

- to require sound strategic planning and co-ordinated action by State and local government; and
- to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and
- to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and
- to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and
- to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and
- to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and
- to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and



- (h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and
- (i) to provide a planning framework which fully considers land capability.

The proposal is consistent with the objectives of the Land Use Planning and Approvals Act 1993.

5.7 STATE POLICIES

What is the purpose of the Policy?	What developments are affected?	Where does the Policy apply?
State Policy on the Protection of Agricultural Land 2009		
To conserve and protect agricultural land so that it remains available for the sustainable use and development of agriculture, recognising the particular importance of prime agricultural land. 'Agricultural use' includes use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the handling, packing or storing of agricultural produce for dispatch to processors or markets and controlled environment agriculture and plantation forestry.	Proposed non-agricultural use and development that is 'discretionary' or 'prohibited' on land zoned either Significant Agriculture or Rural Resources in planning schemes or land adjoining these zones but with a different zoning.	All agricultural land in Tasmania zoned either Significant Agriculture or Rural Resources in planning schemes.
Comments: Not applicable.		
State Coastal Policy 1996		
To protect the natural and cultural values of the coast, provide for sustainable use and development of the coast, and promote shared responsibility for its integrated management and protection.	Proposed use and development in a coastal area that is 'discretionary' or 'prohibited' under land use zones applying to coastal areas in planning schemes.	Tasmania's coastal area, including all islands except for Macquarie Island. The coastal zone includes State Waters (as defined in the Living Marine Resources Management Act 1995) and all land to a distance of 1km from the high water mark.
Comments: Not applicable.		
State Policy on Water Quality Management 1997		
To achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of the RMPS.	Proposed use and development that may impact on surface or ground water quality in Tasmania.	All surface waters, including coastal waters, and groundwaters, other than: <ul style="list-style-type: none"> privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or waters in any tank, pipe or cistern.
Comments: Compliance with the NCC at the building application stage will ensure that all plumbing works are undertaken in accordance with the relevant legislation with all stormwater etc directed to a reticulated system. Compliance with the NCC will mean that all surface and groundwater is controlled and managed.		

5.8 STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan - Statutory Planning	
Lead - Serve with honesty, integrity, innovation and pride <u>Strategic outcomes:</u> 1.1 Council is connected to the community	Progress - Economic health and wealth – grow and prosper <u>Strategic outcomes:</u> 2.1 Strategic, sustainable, infrastructure is progressive



1.2 Councillors serve with integrity and honesty 1.3 Management is efficient, proactive and responsible 1.4 Improve community assets responsibly and sustainably	2.2 Proactive engagement drives new enterprise 2.3 Collaborative partnerships attract key industries 2.4 Support and attract wealth-producing business and industry
People - Culture and society – a vibrant future that respects the past <u>Strategic outcomes:</u> 3.1 Sympathetic design respects historical architecture 3.2 Developments enhance existing cultural amenity 3.3 Public assets meet future lifestyle challenges 3.4 Towns are enviable places to visit, live and work	Place - Nurture our heritage environment <u>Strategic outcomes:</u> 4.1 Cherish and sustain our landscape 4.2 Meet environmental challenges 4.3 Eco-tourism strongly showcases our natural beauties 4.4 Our heritage villages and towns are high value assets
Comments: The proposal is consistent with this plan.	

Strategic Projects Comments: <u>Not applicable</u>

Council Policy – Stormwater Quality Management This policy applies to: <ul style="list-style-type: none"> All urban developments Exemptions will be applied as per Tasmanian Stormwater Policy Guidance and Standards for Development (Version 1, 2021) S2.4.2 Table 4: <ul style="list-style-type: none"> A single dwelling on a single lot that will be connected to the existing public stormwater system; Development creating new impervious area less than 500m²; A subdivision creating new lots greater than 5000m² in area, and with new roads and footpaths less than 500m² in area; Subdivisions which are solely for the purpose of creating road reserve, public open space, public infrastructure, littoral or riparian reserve or minor boundary adjustments. Comments: <u>Not applicable</u>

Council Policy – Landscaping Requirements for Development Proposals This policy applies to: <ul style="list-style-type: none"> all applications where landscaping is required under the zone/specific area plan/code provisions. <ul style="list-style-type: none"> If for single dwellings where landscaping is required, a landscape plan shall be submitted. A bond of \$500 is also required prior to the commencement of use. For multiple dwellings, a bond of \$500 per dwelling is required prior to the commencement of use. For commercial and industrial development, a bond of 1.5 times the cost of the planting component of landscape works is required prior to the commencement of use. Comments: <u>Not applicable</u>
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Council Policy – On-Site Stormwater Detention This policy applies to: <ul style="list-style-type: none"> All commercial, industrial and special use (e.g. community, educational, recreational) buildings or structures Multiple dwellings, and where The existing drainage system is unable to accommodate an increase in stormwater discharge from the site. Refurbishment of existing buildings and hardstand which does not increase the impervious area of the site is exempt from this policy. There may be instances where Council will specify alternative requirements based on identified local conditions. Council may consider waiving a requirement for on-site stormwater detention where: <ul style="list-style-type: none"> The downstream drainage system has been upgraded to accommodate the increase in runoff from the site for all storm events up to and including the 1% AEP event; or Where the natural overland flow path is to the road or to an area Council deems as low risk (i.e. not to a developed/developable neighbouring property) Council may only require the 20 year ARI (5% AEP) storm to be detained.
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Comments: Not applicable – single dwelling only.

Council Policy – Pumped Stormwater Connection

This policy applies to:

- All urban residential properties

Where an existing property is unable to be drained to Council's stormwater system via gravity Council may consider allowing pumped stormwater systems in the following situations:

- Where the proposed drainage is for an existing or proposed single residential dwelling or a development where intensification of use is not proposed; or
- Where basement level pump-out systems for disposal of seepage water and runoff from incidental areas is required, e.g., basement or subsoil drainage pumps; or
- In special circumstances, where consent is given at the discretion of the General Manager

Comments: Not applicable – not required for the site.

Council Policy – Public Open Space Contribution

This policy applies to applications for subdivision.

Comments: Not applicable – not a subdivision.

6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

7 OPTIONS

Approval of the application subject to conditions, or refusal with reasons for refusal detailed.

When deciding whether to include conditions in a permit, the planning authority may consider:

- a) all applicable standards and requirements in this planning scheme; and
- b) any representations received pursuant to and in conformity with section 57(5) of the Act, but only insofar as each such matter is relevant to the particular discretion being exercised.

In accordance with 6.11.2 of the Scheme, conditions and restrictions imposed by the planning authority on a permit may include:

- a) requirements that specific acts be done to the satisfaction of the planning authority;
- b) staging of a use or development, including timetables for commencing and completing stages;
- c) the order in which parts of the use or development can be commenced;
- d) limitations on the life of the permit;
- e) requirements to modify the development in accordance with predetermined triggers, criteria or events;
- f) construction or traffic management; and
- g) erosion, and stormwater volume and quality controls.

The test for determining the validity of a condition imposed on a permit was originally considered in *Newbury District Council v Secretary of State for the Environment [1981] AC 578* and subsequently affirmed by the High Court in *Western Australian Planning Commission v Temwood Holdings Pty Ltd (2004) 221 CLR 30, [57] (McHugh J)*.

The proposed conditions of approval have been drafted based on the above principles in that they:

- (i) are for a planning purpose and not for an ulterior purpose; and
- (ii) fairly and reasonably relate to the proposed development; and
- (iii) are not so unreasonable that no reasonable planning authority could have imposed them.

8 ATTACHMENTS

1. PL N-25-0165 Attachment 1 [11.1.1 - 29 pages]



12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION

MINUTE NO. 25/370

DECISION

Cr Adams/Deputy Mayor Lambert

That the Council cease to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, for the remainder of the meeting.

Carried Unanimously

Following Item 12.1, Council continued with consideration of Item 5.4 Councillor Questions on Notice and the remainder of the items listed in the agenda.

RECOMMENDATION

That the Council cease to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, for the remainder of the meeting.



13 DEVELOPMENT SERVICES REPORTS

13.1 DEVELOPMENT SERVICES: MONTHLY REPORT

Responsible Officer: Maree Bricknell, Acting General Manager

Following Item 8 Information Items, Council continued with consideration of the remainder of the items listed in the agenda, namely Items 13 to 18.

MINUTE NO. 25/374

DECISION

Cr Terrett/Deputy Mayor Lambert

That the report be noted.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss and Cr Terrett

Voting Against the Motion:

Nil

RECOMMENDATION

That the report be noted.

1 PURPOSE OF REPORT

The purpose of this report is to present the Development Services activities as at the month's end.

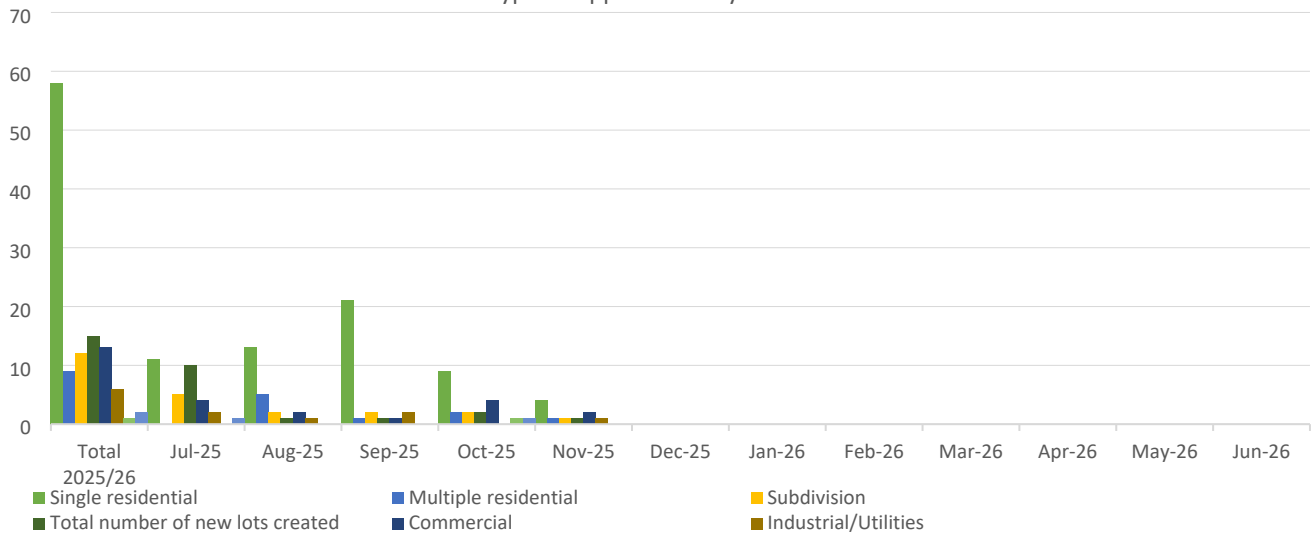
2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Decisions

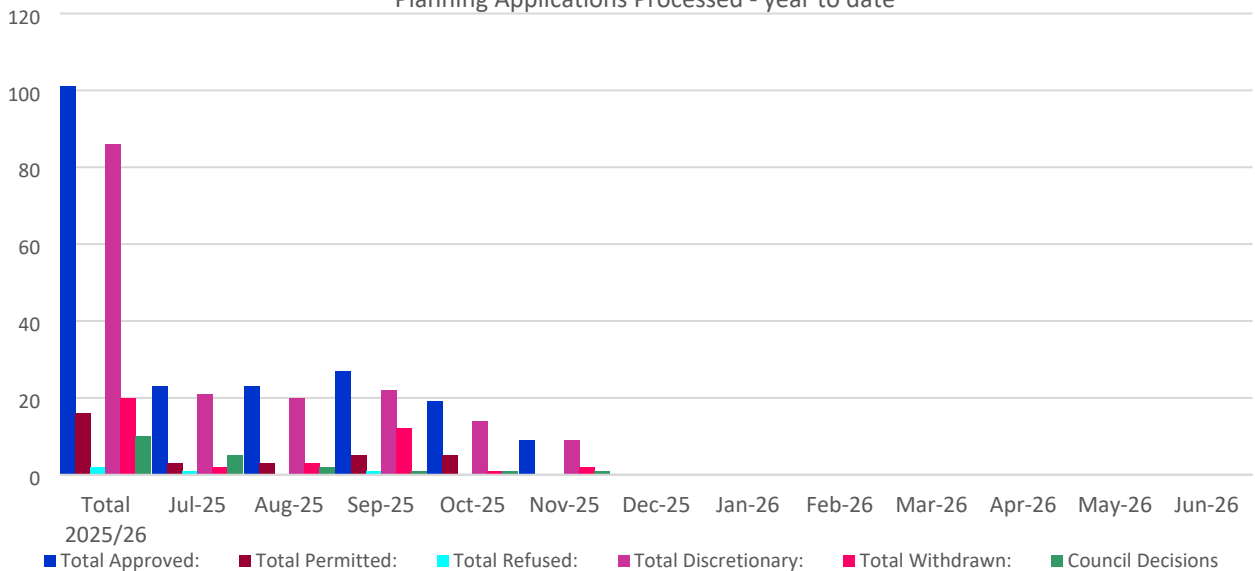
	2023/ 2024	2024/ 2025	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of valid applications	116	242	95	18	22	23	17	15							
Applications on STOP for further information				44	34	30	35	38							
Single residential	36	44	58	11	13	21	9	4							
Number of new dwellings			15	1	3	8	2	1							
Multiple residential	69	52	9	0	5	1	2	1							
Number of new dwellings			86	0	79	2	2	3							
Subdivision	27	26	12	5	2	2	2	1							
Total number of new lots created	72	14	15	10	1	1	2	1							
Commercial	25	20	13	4	2	1	4	2							
Industrial/Utilities	15	22	6	2	1	2	0	1							
Visitor Accommodation	11	0	1	0	0	0	1	0							
Total permitted	0	0	0	0	0	0	0	0							
Total discretionary	11	0	1	0	0	0	1	0							
Other	47	75	2	1	0	0	1	0							
Total No. Applications Approved:	182	206	101	23	23	27	19	9							
Total Permitted:	18	30	16	3	3	5	5	0							
Average Days for Permitted	15	13.3 6	19.25	21	29	14	13								
Days allowed for approval by LUPAA	28	28	28	28	28	28	28	28							
Total Exempt under IPS:	93	104	38	5	15	7	7	4							
Total Refused:	4	7	2	1	0	1	0	0							
Total Discretionary:	164	176	86	21	20	22	14	9							
Average Days for Discretionary:	33.17	38.7 1	38.4	39	40	37	36	40							
Days allowed for approval under LUPAA:	42	42	42	42	42	42	42	42							
Total Withdrawn:	44	29	15	2	3	7	1	2							
Council Decisions	27	22	10	5	2	1	1	1							
Appeals lodged by the Applicant	2	1	2	2	0	0	0	0							
Appeals lodged by third party	0	1	2	0	1	1	0	0							



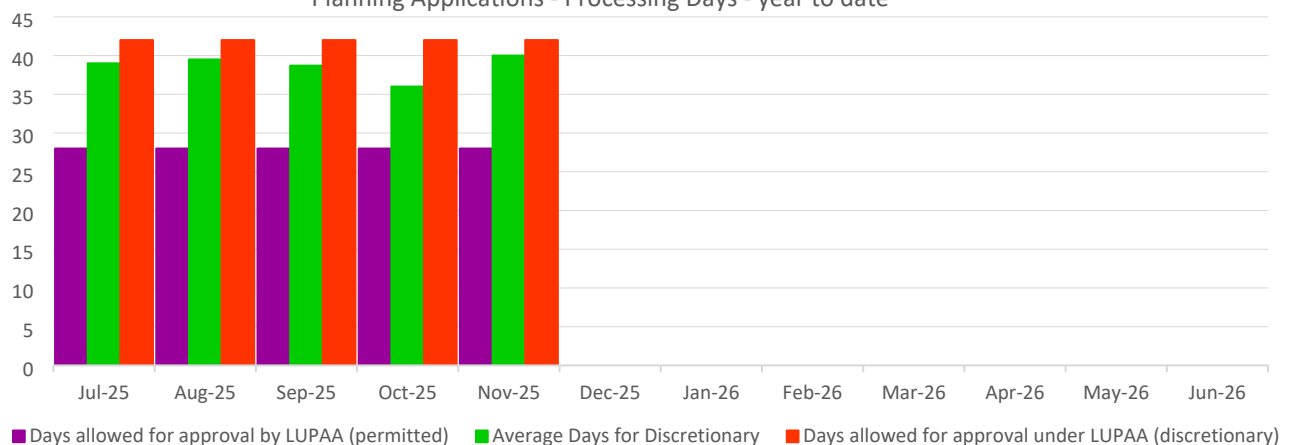
Type of Applications - year to date



Planning Applications Processed - year to date



Planning Applications - Processing Days - year to date

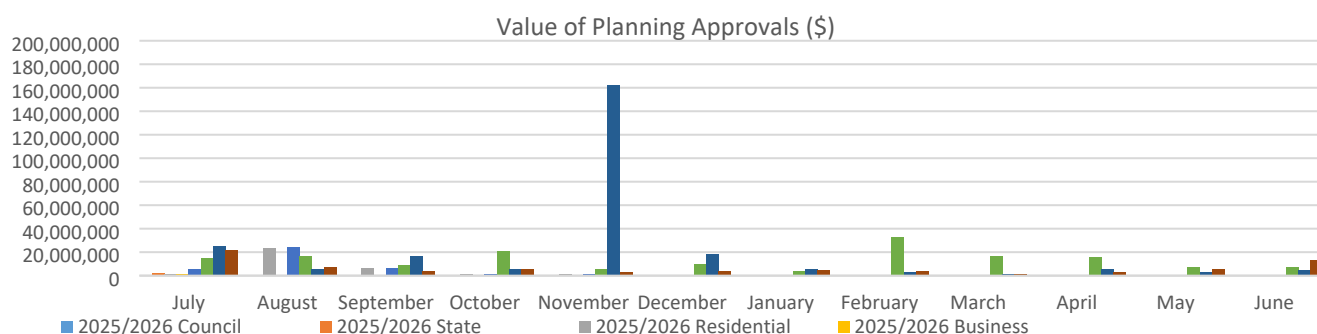




Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
PLN-23-0189 - 1	Original Permit: Public Toilet Block and RV Wastewater Dump Point (Flood prone, Natural assets, Scenic Protection, Safeguard Airports) Amend permit: Change site setbacks	356 Leighlands Road, Evandale TAS 7212	Northern Midlands Council	6	A
PLN-24-0158 - 1	Demolition, 3 new Assisted Housing Units and Staff Car Parking (Local Heritage Precinct, Attenuation Area) Amend windows, doors, minor adj to floor levels, minor increase in floor area, addition of skylights to roofs.	12 Archer Street, Longford TAS 7301	Circa Architecture	8	A
PLN-25-0155 - 1	Concrete Driveway change to gravel driveway	56 Pakenham Street, Longford TAS 7301	Design to Live	14	A
PLN-25-0156-1	Change of Use to Residential (Two Communal Residences) – amend access and parking	105-107 Main Street, Cressy TAS 7302	Mr Tyler Ayres	14	C
PLN-25-0181	Multiple Dwellings for Assisted Living (3 x new) (Vary Density, Longford SAP)	Lot 2, 63 Catherine Street, Longford TAS 7301	Simon Chappell	42	C
PLN-25-0066	Expansion of Landscaping area and Consolidation Across Multiple Lots (Translink SAP)	1 17, 21 & 23 Boral Road, Western Junction TAS 7212	6ty° Pty Ltd	42	D
PLN-25-0108	Gazebo and Greenhouse	10-12 Barclay Street, Evandale TAS 7212	Ms Sooyeon Lee Glynn	45	D
PLN-25-0174	Single Dwelling & Shipping Container (Attenuation area, Waterway and Coastal Protection area)	240 Perth Mill Road, Evandale TAS 7212	N Plus B Design	42	D
PLN-25-0177	Change of Use, Signage	18 Russell Street, Evandale TAS 7212	Ms Jessica Montrose	39	D
PLN-25-0193	Outbuilding (Shed) 7.5x8.5m (Vary Rear (N) Setback)	5 Thames Court, Perth TAS 7300	Josh and Calista Cresswell	43	D
PLN-25-0196	Outbuilding (covered entertaining area)	51 Catherine Street, Longford TAS 7301	Odette Arrietta-Shadbolt	32	D
PLN-25-0199	Removal of Hedge	Lot 300/187171, Translink Avenue (will be Lot 46 Hercules Close), Western Junction TAS 7212	Phillip Bowden	41	D
PLN-25-0201	2 Lot Subdivision	Windfall, 571 Elphinstone Road, Cressy TAS 7302	Nova Land Consulting	41	D

2.2 Value of Planning Approvals

	Current Year				2025/2026	2024/25	2023/24	2022/23
	Council	State	Residential	Business	Total	Total	Total	Total
July	10,000	2,500,000	1,264,305	1,668,000	5,442,305	7,412,102	25,482,265	21,899,020
August	0	300,000	23,193,000	800,000	24,293,000	8,188,245	5,178,200	7,155,844
September	0	0	6,173,232	410,000	6,583,232	4,394,000	16,503,664	4,097,900
October	0	3,000	1,372,094	279,000	1,654,094	10,299,800	5,562,210	5,353,500
November	0	0	1,560,000	15,000	1,575,000	2,903,431	162,356,200	3,023,616
December						4,873,115	18,389,000	4,154,613
January						2,027,648	5,255,000	4,366,000
February						16,519,254	2,910,000	3,551,367
March						8,270,452	1,495,000	1,238,500
April						7,694,500	5,141,340	3,186,222
May						3,792,000	2,720,000	5,195,000
June						3,437,645	4,385,000	13,163,000
YTD Total	10,000	2,803,000	33,562,631	3,172,000	39,547,631	79,812,192	250,992,879	63,221,582
Annual Total							255,377,879	76,384,582





2.3 Matters Awaiting Decision by TASCAT & TPC

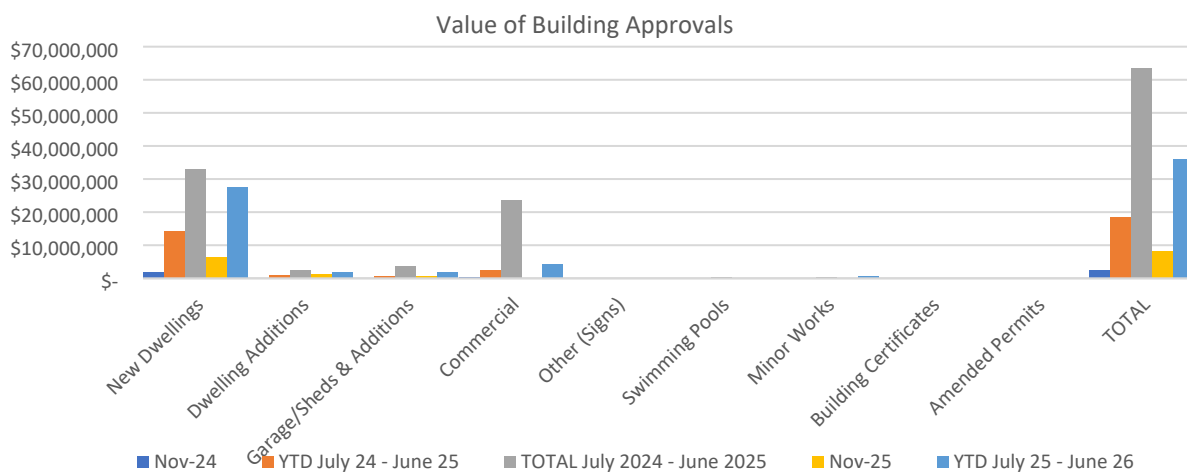
TASCAT		TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL	
PLN25-0077 Appeal P2025/75		Appeal against refusal of Multiple Dwellings, Retirement Village and 2-lot subdivision at 5 Affleck Court, Perth	<ul style="list-style-type: none"> • Preliminary conference held 19 August 2025. • Teleconference held 13 October 2025. • Mediation being undertaken.
PLN24-0097 Appeal P2025/70		Appeal against refusal of function centre at 868 Nile Road, access over 866 Nile Road.	<ul style="list-style-type: none"> • Preliminary conference held 04 August 2025. • Mediation held 21 August 2025. • Teleconference held 4 November 2025 to set a hearing date. • Primary evidence be filed 10 November 2025. • Hearing set for 2–6 February 2026 at the Launceston Tribunal Centre.
Decisions received			
PLN25-0039 Appeal P/2025/58		Appeal against refusal of a permit for a dwelling (dual use visitor accommodation and communal residence) at 157 Blackwood Creek Road.	<ul style="list-style-type: none"> • Preliminary conference held 2 July 2025. • Mediation held 22 October 2025. • Primary evidence to be filed early December. • TASCAT marked the appeal withdrawn on 26 November 2025 at applicant's request.
TPC		TASMANIAN PLANNING COMMISSION	
PLN25-0088; 19/2025		Draft Amendment 19/2025 to insert site specific qualifications combined with an application for a two-lot subdivision at 5 Eskleigh Road, Perth.	<ul style="list-style-type: none"> • Certified by Council on 15 September 2025 and permit for two-lot subdivision granted pursuant to s. 40Y (2) of the <i>Land Use Planning and Approvals Act 1993</i>. • Public notification from 29 September to 28 October 2025. • Representations considered at November Council meeting. • Representations and report sent to the Planning Commission. • Hearing set for 17 February 2026.
PLN24-0030; 14/2024		Amendment request 14/2024 to rezone 4 Ridgeside Lane, 38 Arthur Street, 95 Logan Road and Part of 211 Logan Road, Evandale from Agriculture Zone and Apply a Modified Evandale Specific Area Plan to the Land.	<ul style="list-style-type: none"> • Report recommending that council agree to and certify the proposal as a draft amendment was provided in the agenda for the Council meeting of 23 June 2025. • Council resolved to a) defer a decision on this application until the 18 August 2025 Meeting; and b) discuss at a Council Workshop prior to the August meeting and determine dates for community consultation. • Workshop held 7 July 2025. • Community consultation undertaken from 12 July to 4 August 2025 including a community information drop-in session on 22 July 2025. • Feedback from the community consultation considered at Council workshop of 1 September 2025. • Feedback from the community consultation to be included in Council agenda of 15 September 2025. • Amendment request considered by Council as planning authority at its meeting of 15 September 2025, resolved not to agree to the amendment. • The Commission advised that on 6 October 2025 it received a request to review the Planning Authority's refusal to prepare the draft amendment. Council has provided the information required by the Commission to assist it in reviewing this request. • The Commission has directed Council to reconsider preparing the Draft Amendment. • Report to be presented to future (likely January 2026) Council meeting.
Decisions received			
PLN24-0078; 16/2024		Draft Amendment 16/2024 to rezone 2 Bruce Place, Longford, from Open Space to General Residential.	<ul style="list-style-type: none"> • Certified by Council on 23 June 2025. • On public notification from 14 July to 12 August 2025. • TPC were advised on 9 September 2025 that no representations were received. • Additional information requested by TPC was provided on 24 September 2025. • Amendment approved 2 December 2025, effective 12 December 2025.

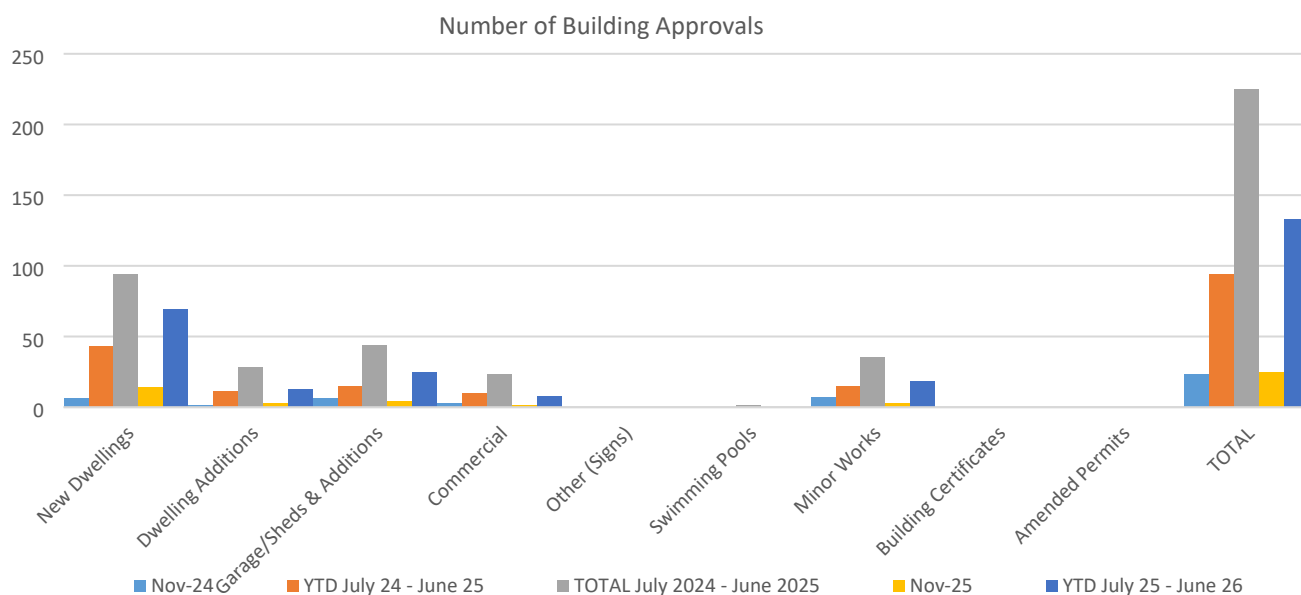
2.4 Building Approvals

The following table shows a comparison of the number and total value of building works for 2024-2025 and 2025-2026.



	YEAR - 2024 - 2025				YEAR		YEAR - 2025 - 2026			
	Nov-24		YTD July 24 - June 25		TOTAL July 2024 - June 2025		Nov-25		YTD July 25 - June 26	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$		\$
New Dwellings	6	1,812,047	43	14,242,863	94	33,101,243	14	6,295,000	69	27,437,936
Dwelling Additions	1	45,000	11	978,600	28	2,521,600	3	1,234,500	13	1,863,500
Garage/Sheds & Additions	6	174,000	15	506,304	44	3,598,729	4	657,000	25	1,934,105
Commercial	3	480,000	10	2,531,000	23	23,475,732	1	135,000	8	4,205,000
Other (Signs)	0	0	0	0	0	0	0	0	0	0
Swimming Pools	0	0	0	0	1	300,000	0	0	0	0
Minor Works	7	49,371	15	147,222	35	421,461	3	20,000	18	592,421
Building Certificates	0	0	0	0	0	0	0	0	0	0
Amended Permits	0	0	0	0	0	0	0	0	0	0
TOTAL	23	2,560,418	94	18,405,98	225	63,418,765	25	8,341,500	133	36,032,96
Inspections										
Building	0		0		0		0		0	
Plumbing	27		190		389		24		151	





2.5 Planning, Building & Plumbing Compliance – Permit Review

Below are tables of inspections and action taken for the financial year.

Planning Permit Compliance Reviews	This Month	2025/2026	Total 2024/2025
Number of Inspections	8	16	31
Property owner not home or only recently started			
Complying with all conditions / signed off	5	7	4
Not complying with all conditions	1	7	27
Re-inspection required	1	7	27
Notice of Intention to Issue Enforcement Notice	2	4	2
Enforcement Notices issued	0	0	1
Infringement Notice Issued	0	0	
No Further Action Required	5		

Building / Plumbing Permit Compliance Reviews	This Month	2025/2026	Total 2024/2025
Number of Inspections	23	126	284
Property owner not home or only recently started			
Complying with all conditions / signed off	20	97	283
Not complying with all conditions	3	11	1
Re-inspection required			
Building Notices issued			
Plumbing Notices Issued	1	3	
Building Orders issued			
Plumbing Orders issued			
Infringements Issued (Building/Plumbing)			
No Further Action Required			

Illegal Works – Building / Plumbing	This Month	2025/2026	Total 2024/2025
Number of Inspections	10	94	202
Commitment provided to submit required documentation			
Re-inspection required	7	70	142
No Further Action Required	3	24	60
Building Notices issued	4	27	33
Plumbing Notices Issued	2	3	17
Building Orders issued	5	18	26
Plumbing Orders Issued		3	2
Emergency Order			2
Infringements issued (Building/Plumbing)			



Illegal Works - Planning	This Month	2025/2026	Total 2024/2025
Number of Inspections	5	5	13
Commitment provided to submit required documentation			
Re-inspection required	1	1	3
Notice of Intention to Issue Enforcement Notice issued	5	5	5
Enforcement Notices issued	1	1	3
Infringements Issued	0	0	
No Further Action Required	0	0	

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

The Strategic Plan 2021-2027 provides the guidelines within which Council operates.

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

2.1 Strategic, sustainable, infrastructure is progressive

People: Culture and society - a vibrant future that respects the past

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

3.1 Sympathetic design respects historical architecture

3.2 Developments enhance existing cultural amenity

3.4 Towns are enviable places to visit, live and work

Place: Nurture our heritage environment

Environment - Cherish, Sustain our Landscapes and Preserve, Protect Our Built Heritage for Tomorrow

Strategic outcomes:

4.1 Cherish and sustain our landscape

4.2 Meet environmental challenges

4.4 Our heritage villages and towns are high value assets

3.2 Integrated Priority Projects Plan 2021

This plan has been developed with a coordinated perspective to align with local, regional, state and federal plans. Rather than grouping projects by town or assembling a long list of 'nice to have' projects, this plan takes a Council-wide view of needs and opportunities in relation to the strategic investment drivers in the region. This matter has relevance to:

Enabling Project/s:

Projects which are considered to be incrementally important – usually by improving existing facilities or other complementary upgrades to infrastructure (does not include Council's business as usual projects including renewal and maintenance of existing assets)

5.4 Subdivisions:

Several at Cressy, Evandale, Longford & Perth - the Northern Midlands Council is a planning authority with responsibilities specified in the Land Use Planning and Approvals Act 1993 (LUPAA). These responsibilities include developing planning schemes, proposing amendments to planning schemes, supporting or rejecting changes proposed by others and making decisions on individual developments in accordance with the planning scheme. Several significant subdivisions in the Northern Midlands region have recently been identified and are in various stages of conceptual design or planning.



4 STATUTORY REQUIREMENTS

4.1 Land Use Planning & Approvals Act 1993

The planning process is regulated by the *Land Use Planning & Approvals Act 1993*, section 43 of which requires Council to observe and enforce the observance of its planning scheme.

4.2 Building Act 2016

The *Building Act 2016* requires Council to enforce compliance with the Act.

5 RISK ISSUES

Lack of public awareness is a risk to Council. If people are not aware of requirements for planning, building and plumbing approvals, this may result in work without approval. Council continues to promote requirements to ensure the public is aware of its responsibility when conducting development.

6 COMMUNITY CONSULTATION

Discretionary applications are placed on public notification in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*.

From time to time, articles are placed in the Northern Midlands Courier and on Council's Facebook page, reminding the public of certain requirements.

7 OFFICER'S COMMENTS/CONCLUSION

There have been 8 commercial building approvals valued at a total of \$4,205,000 (year to date), compared to 10 commercial building approvals valued at a total of \$2,531,000 (year to date) for the previous year.

In total, there have been 133 building approvals valued at \$36,032,962 (year to date) for 2025/2026 compared to 94 building approvals valued at \$18,405,989 (year to date) for the previous year.



13.2 SINGLE START-UP PERMIT CONSULTATION SUBMISSION

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Erin Miles, Project Officer

MINUTE NO. 25/375

DECISION

Cr Adams/Cr Goss

That Council endorse the attached submission relating to the Single Start-up Permit and submit to the Department of State Growth within the consultation period.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss and Cr Terrett

Voting Against the Motion:

Nil

RECOMMENDATION

That Council endorse the attached submission relating to the Single Start-up Permit and submit to the Department of State Growth within the consultation period.

1 PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement to lodge a submission in response to the Department of State Growth's consultation and co-design framework for a Single Start-Up Permit (SSUP).

2 INTRODUCTION/BACKGROUND

On 14 December 2025, Council received correspondence from the Department of State Growth, noting the following:

The Tasmanian Government is committed to making our state the easiest place in Australia to start and grow a small business, through a number of red tape reduction initiatives. One proposal is in relation to a Single Start-up Permit (SSUP) – an interim permit issued by the State that would allow a business to start trading for an initial 12-month period while they apply for the normal permits, licences and approvals that would normally be required.

A Discussion Paper is attached that will form the basis of a public consultation process that opens on Monday 17 November 2025. The consultation process is designed to gather insights, experiences and practical knowledge of those who interact directly with Tasmania's business approval systems. The objective is not only to listen but to co-design a workable solution that balances efficiency, safety, and fairness.

We recognise the critical role that local government plays in shaping the business environment and ensuring that regulatory systems are both effective and enabling. Your insights and experience will be essential in shaping the framework of this initiative.

A number of roundtable discussion sessions were available for attendance (statewide) from 2 to 9 December.

The Local Government Association of Tasmania have raised preliminary concerns and are also preparing a submission.

The consultation period is open from 2pm Monday 17 November 2025 to midnight Friday 16 January 2026.



3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

The Strategic Plan 2021-2027 provides the guidelines within which Council operates.

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.1 Council is connected to the community

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

2.1 Strategic, sustainable, infrastructure is progressive

2.2 Proactive engagement drives new enterprise

2.3 Collaborative partnerships attract key industries

2.4 Support and attract wealth-producing business and industry

3.2 Integrated Priority Projects Plan 2021

This plan has been developed with a coordinated perspective to align with local, regional, state and federal plans. Rather than grouping projects by town or assembling a long list of 'nice to have' projects, this plan takes a Council-wide view of needs and opportunities in relation to the strategic investment drivers in the region. This matter has relevance to:

Not applicable.

4 POLICY IMPLICATIONS

Nil

5 STATUTORY REQUIREMENTS

The SSUP has the potential to duplicate/delay current statutory requirements.

6 FINANCIAL IMPLICATIONS

The SSUP is a State Government initiative and does not have direct financial implications for Council. All relevant permit requirements must be met after the 12-month 'start up' period. Non-compliant use/development after this timeframe may be subject to enforcement, which could have financial implications for Council.

7 RISK ISSUES

As detailed above, non-compliant use/development after the 12-month 'start up' timeframe may be subject to enforcement, which could have financial implications for Council.

8 CONSULTATION WITH STATE GOVERNMENT

The consultation submission will be lodged to the Department of State Growth.



9 COMMUNITY CONSULTATION

The consultation process is open to the public.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may either:

- a) Endorse the submission as proposed or with changes; or
- b) Choose not to endorse the submission.

11 OFFICER'S COMMENTS/CONCLUSION

The establishment of a SSUP is a duplication of existing regulatory process.

In summary, the current draft design of a Single Start-Up Permit, as outlined in the attached discussion paper, does not achieve the vision set by the Department of State Growth, due to the following factors:

- Greater confusion amongst business owners about which regulatory process needs to be followed
- Risk of non-compliance and associated regulatory burden on Council's enforcing non-compliance
- Increased (potentially unforeseen) financial burden on business operators needing to retrospectively comply with legislative requirements, or establishing a business that is unable to be operated after the 12-month start up period
- Lack of consideration of the many avenues already available for commencing small scale/low risk businesses, such as home-based businesses
- Failure to wait for the outcomes of the audit of all state and local government permits, licences and approvals and the opportunities this presents
- Inaccurate assessment of permit requirements under the existing system

12 ATTACHMENTS

1. SSUP Submission NMC [13.2.1 - 4 pages]
 2. SSUP - Consultation and Co- Design Framework Discussion Paper - FINAL [13.2.2 - 12 pages]
-



13.3 FEES SCHEDULE REVIEW - PLANNING AND ENGINEERING

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Brandie Strickland, Statutory Planner

MINUTE NO. 25/376

DECISION

Cr Goss/Cr Archer

That Council endorse that the 2025-2026 Fees and Charges be amended as follows:

- the permitted application fee specified in section 5.2 Amendment of permit be changed from \$158 to \$185;
- an additional fee be added under section 5.2 to charge for second amendments to permits as the initial assessment fee plus 50%;
- an additional fee be added under section 5.2 to charge for further amendments to permits as the initial assessment fee plus 100%;
- a note of clarification be added to the description of the assessment fee of section 5.4 Certification of strata plan to state that the current fee “includes one inspection of the property”;
- an additional fee be added under section 5.4 Certification of strata plan to charge for further inspections/reinspection at a fee of \$150;
- the assessment fee specified in section 7.1 Engineering Development be changed from \$429.50 to \$430;
- an additional fee of the initial assessment fee plus 50% be added under section 7.1 to charge for 3rd reviews of documents pertaining to the same planning application;
- an additional fee of the initial assessment fee plus 100% be added under section 7.1 to charge for further assessment (4+ reviews) of documents relating to the same planning application;
- an additional fee be added under section 7.3 Engineering development inspections and reinspection to charge for further inspections/reinspection at a fee of \$150.
- fees will be applicable from 1 March 2026.

Carried

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Archer, Cr Brooks, Cr Goss and Cr Terrett

Voting Against the Motion:

Cr Andrews

RECOMMENDATION

That the 2025-2026 Fees and Charges be amended as follows:

- the permitted application fee specified in section 5.2 Amendment of permit be changed from \$158 to \$185;
- an additional fee be added under section 5.2 to charge for second amendments to permits as the initial assessment fee plus 50%;
- an additional fee be added under section 5.2 to charge for further amendments to permits as the initial assessment fee plus 100%;
- a note of clarification be added to the description of the assessment fee of section 5.4 Certification of strata plan to state that the current fee “includes one inspection of the property”;
- an additional fee be added under section 5.4 Certification of strata plan to charge for further inspections/reinspection at a fee of \$150;
- the assessment fee specified in section 7.1 Engineering Development be changed from \$429.50 to \$430;
- an additional fee of the initial assessment fee plus 50% be added under section 7.1 to charge for 3rd reviews of documents pertaining to the same planning application;
- an additional fee of the initial assessment fee plus 100% be added under section 7.1 to charge for further assessment (4+ reviews) of documents relating to the same planning application;
- an additional fee be added under section 7.3 Engineering development inspections and reinspection to charge for further inspections/reinspection at a fee of \$150.



1 PURPOSE OF REPORT

The purpose of this report is for Council to:

- Review the fees for engineering referrals charged at the planning application assessment stage
- Review the fees for planning applications, specifically for minor amendment applications
- Add fees and/or clarification notes to the 2025-2026 fees for:
 - applications to the Works and Infrastructure Department (new fee for inspections of completed works);
 - minor amendments to planning applications;
 - additional inspections for certification of strata plans.

2 INTRODUCTION/BACKGROUND

Council has a responsibility to undertake statutory assessment of applications made pursuant to the *Land Use Planning and Approvals Act 1993* (LUPAA) and the *Local Government (Building and Miscellaneous Provisions) Act 1993* (LGBMP). Regularly the requirements of complying with permits issued under such acts requires compliance with other legislation such as the *Local Government (Highways) Act 1982* (LGHA) for works to be undertaken in road reserves for things like installation of services and vehicle crossing for instance. Assessment of applications as well as undertaking the necessary inspections for applications to ensure all works and development has been undertaken in line with any conditions of approval takes considerable time for officers. Most of the cost of undertaking the necessary assessment and inspections is captured in the current fees and charges 2025-2026. However, it has been identified that our services are in some instances not being compensated for in the current fee schedule. The main areas for fee loss addressed as follows.

• Works and Infrastructure

The introduction of additional fees within the Works and Infrastructure section is necessitated by the recurring issue of engineering draftsmen submitting incomplete or sub-standard documentation for subdivision assessments. This practice has resulted in officers being compelled to invest significant time reiterating requirements that are already stipulated in permit conditions, as developers often submit only the minimum necessary information and rely on Council staff to identify deficiencies. Such inefficiencies not only delay project progress but also divert valuable Council resources away from other essential tasks. The current fee schedule does not adequately compensate for the additional workload generated by these repeated and avoidable reviews, making the proposed fee amendments essential to ensure that the true cost of providing these statutory services is appropriately recovered.

• Minor amendments to planning applications

The imposition of additional fees for minor amendments to planning applications is justified by the tendency of some applicants to submit plans before they are fully resolved, subsequently requesting amendments as their intentions or project details evolve. The assessment of such amendments often requires as much administrative and professional effort as a new application, and in some cases, even more—particularly when the proposed changes must be evaluated against both current planning scheme provisions and statutory requirements of LUPAA to determine potential detriment. This pattern of premature submissions and subsequent revisions imposes unnecessary burdens on Council officers and leads to unrecovered costs under the existing fee structure. It has also been Council's experience that minor amendment applications are more commonly being used to push through additional lots within larger subdivisions. The proposed fee changes are therefore necessary to promote accountability and discourage the creation of multiple additional lots through multiple minor amendment applications (death by a thousand cuts). The changes are also necessary to ensure that those applicants generating additional work bear the associated costs, rather than shifting this burden onto the broader community.

• Additional inspections for certification of strata plans

In providing a high level of service officers are often made to inspect a development site having been given the advice from the developer that all works required by the relevant approval/permit have been completed. Oftentimes the site is inspected only to find that not all works have been completed and/or that the works are not in accordance with the permit conditions specified clearly in their approval. It has become evident that such premature inspections are requested as a



means to 'speed up the process' of having a strata plan sealed, a final plan of subdivision sealed, or a bond returned. However, as the necessary works required by the permit of approval have often not been completed at this time the process is not hastened. Instead, officers are required to reinspect sites later once all works *have* been completed which costs time and money of the Council by way of staffing costs incurred to have officers out of the office for extended period (including travel time) as well as resources in fuel for vehicles and reduced availability of pool cars. The costs incurred by Council to undertake more than 2 site inspections per approval (one during assessment and one upon completion) is currently not covered by the fees and charges. Hence a fee has been recommended to be imposed for reinspection of permits where the first inspection fails to meet the requirements clearly scribed within the approval documentation.

3 PROPOSAL

To simultaneously discourage professionals providing sub-standard documentation for review and to ensure that officers time is being captured appropriately in the fee schedule, it is proposed that an amendment/variation to the fees for 2025-2026 is made as described below. The proposed amendments to Council's existing fees and charges are captured below, with deletions highlighted in ~~yellow strike out~~ and additions highlighted in **yellow**. A copy of the proposed fees and charges is attached to this report showing the amendments described below.

2025-2026	Basis	Current Fees	Proposed Fee
5.2 Amendment of permit			
Assessment Fee	Permitted (P) Discretionary (D)	\$158 \$466	\$185 \$466
2nd amendment	Initial assessment fee + 50%		e.g. \$185 + \$92.50 = \$277.50 (P) e.g. \$466 + \$233 = \$699 (D)
Further amendments	Initial assessment fee + 100%		e.g. \$185 + 185 = \$370 (P) e.g. \$466 + \$499 = \$932 (D)
5.4 Certification of strata plan			
Assessment Fee*		\$312	
Plus	Per unit	\$150	
*Includes one inspection of the property			
Further inspections/ reinspection			\$150

The amendment to the Engineering fees would be similar to that proposed for the planning fees wherein subsequent requests to review plans are subject to additional fees. This would mean that if the officers are made to review multiple versions of engineering plans relating to the same development, they are compensated for their time more appropriately that the current fee schedule allows.

2025-2026	Basis	Current Fees	Proposed Fee
7.1 Engineering Development			
Assessment Fee*		\$429.50	\$430
Plus if over 3 lots	Per additional lot	\$155	
(subdivision & boundary adjustments with engineering works)			
*Includes the initial review of plans and one review of updated/revised plans.			
3rd review of documents relating to the same planning application	Initial assessment fee + 50%		E.g. \$430 + \$215 = \$645 (if 3 lots or less)
Further assessment (4+ reviews) of documents relating to the same planning application	Initial assessment fee + 100%		E.g. \$430 + \$430 = \$860 (if 3 lots or less)
7.2 Stormwater Development Contribution	Per lot or dwelling	\$2,070	
7.3 Engineering development inspections and reinspection			\$150
(driveway installations, stormwater works & compliance with planning permit conditions)			



4 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

4.1 Strategic Plan 2021-2027

The Strategic Plan 2021-2027 provides the guidelines within which Council operates.

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.4 Improve community assets responsibly and sustainably

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

2.1 Strategic, sustainable, infrastructure is progressive

4.2 Integrated Priority Projects Plan 2021

Not applicable.

5 POLICY IMPLICATIONS

Not applicable.

6 STATUTORY REQUIREMENTS

- ***Building Act 2016***

There is no statutory requirement to issue fees but there is a statutory requirement for Council to provide the services of a Permit Authority.

- ***Land Use Planning and Approvals Act 1993***

There is no statutory requirement to issue fees but there is a statutory requirement for Council to provide the services of a Planning Authority.

7 FINANCIAL IMPLICATIONS

By imposing a fee Council will be generating income for a service that it is required to give under legislation, however, presently not charged for or are not charged adequately for.

8 RISK ISSUES

There is a risk that Council will continue to not recover costs for necessary services, by not imposing the recommended fee changes.

9 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

10 COMMUNITY CONSULTATION

Developers will be made aware of the fee, if imposed though the issue of fees and charges for their applications.

11 OPTIONS FOR COUNCIL TO CONSIDER

To impose the recommended changes, or not.



12 OFFICER'S COMMENTS/CONCLUSION

The implementation of the proposed amendments to the 2025–2026 fee schedule is justified and necessary to address the ongoing issue of unrecovered costs arising from inefficient practices by professionals within the industry. Repeated requests for inspections before work is completed, and the submission of incomplete or sub-standard documentation have resulted in a significant diversion of Council resources and officer time, ultimately creating a financial shortfall. By introducing targeted fees for additional site inspections and repeated plan reviews, Council will ensure that the costs associated with these inefficiencies are borne by those directly responsible. This approach upholds the principle of fairness, as it prevents the broader community from subsidising the additional workload generated by a minority of applicants. The revised fee structure is therefore essential to promote accountability, recover lost revenue, and maintain the integrity of Council's statutory services.

13 ATTACHMENTS

1. Planning and Engineering Fees [**13.3.1** - 4 pages]
-



14 GOVERNANCE REPORTS

14.1 POLICY UPDATE: OVERHANGING TREES

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Tatiana Paniagua, Executive Officer

Councillor Archer declared an interest in Item 14.1 and left the meeting at 6.22pm.

MINUTE NO. 25/377

DECISION

Cr Adams/Cr Terrett

That Council endorses and accepts the amendments to the overhanging trees policy as per the attached proposed amendments, and that the policy name is now Overhanging Trees, Vegetation and Hedges Policy.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Brooks, Cr Goss and Cr Terrett

Voting Against the Motion:

Nil

Councillor Archer returned to the meeting at 6.28pm.

RECOMMENDATION

That Council endorses and accepts the amendments to the overhanging trees policy as per the attached proposed amendments, and that the policy name is now Overhanging Trees, Vegetation and Hedges Policy.

1 PURPOSE OF REPORT

To present Council with amendments to its existing Overhanging Trees Policy for endorsement.

2 INTRODUCTION/BACKGROUND

Council has an existing policy in relation to overhanging trees which was last reviewed in March 2021. Since that time, Council has continued to receive complaints and enquiries regarding overhanging vegetation, not limited to trees but also including hedges and other plant types within the municipality. This review aims to ensure the policy reflects community needs and legislative requirements.

The review seeks to:

- Clarify language in the policy to explicitly include trees and other vegetation, such as hedges.
- Provide clear guidance to the community on:
 - Council's role and responsibilities in managing overhanging vegetation.
 - Processes for individuals to address vegetation issues originating from neighbouring properties.

The *Neighbourhood Disputes About Plants Act 2017* provides the legislative framework for resolving common disputes between neighbours regarding plants. This Act applies broadly to most types of vegetation, including trees, hedges, groups of plants, and even parts of plants such as fruits, seeds, leaves, flowers, trunks, stumps, roots, and dead plants. Its purpose is to address situations where plants overhang, cause a nuisance, overshadow property, pose a danger, or interfere substantially with the use and enjoyment of a property.

However, the Act does not apply in all circumstances. It excludes plants located on farms or nurseries, live boundary fences such as hedges that form property boundaries, and plants situated on Council or government-owned land, including public



parks, gardens, and reserves. These exclusions are important to clarify the limits of the legislation and the responsibilities of property owners.

While the legislation does not grant Council enforcement powers in most cases, Council still plays an important role in supporting the community. This role includes providing a clear policy framework that helps residents understand their rights and obligations, offering guidance and resources such as links to relevant legislation and dispute resolution services, and outlining Council's responsibilities where applicable to ensure transparency and clarity.

The revised policy will broaden its scope beyond trees to include all relevant vegetation types, ensuring that hedges and similar plants are explicitly covered. It will direct residents to the appropriate processes under the *Neighbourhood Disputes About Plants Act 2017* and include references to other relevant legislation and resources. Council's approach will focus on education and support rather than enforcement, recognising that legislative authority in this area is limited but that clear information and guidance can assist the community in resolving concerns effectively.

The proposed amendments to Council's existing policy are **attached** to this report, with deletions highlighted in **yellow strike-out** and additions highlighted in **yellow**.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

The Strategic Plan 2021-2027 provides the guidelines within which Council operates.

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

- 1.2 Councillors serve with integrity and honesty
- 1.3 Management is efficient, proactive and responsible

People: Culture and society - a vibrant future that respects the past

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

- 3.4 Towns are enviable places to visit, live and work

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

This report proposes amendments and updates to Council's existing *Overgrown Trees Policy*.

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

By implementing the updated policy, Council will have a clear document to provide to the community, reducing confusion and helping residents resolve issues independently. This approach will lessen the financial burden on the community by minimising the need for Council and its officers to intervene in neighbourhood disputes.



7 RISK ISSUES

If the Overhanging Trees Policy is not updated, Council risks confusion about its role, increased complaints, and reputational damage. An outdated policy may lead to inconsistent advice and potential legal exposure if guidance conflicts with current legislation. Updating the policy to clarify responsibilities and align with the *Neighbourhood Disputes About Plants Act 2017* will reduce these risks and strengthen community confidence.

8 CONSULTATION WITH STATE GOVERNMENT

N/A.

9 COMMUNITY CONSULTATION

There has been no community consultation to date. However, upon the change of policy Council will ensure that the community are aware of the new policy and provide easy to find links and FAQs on both social media and our website.

10 OPTIONS FOR COUNCIL TO CONSIDER

To endorse the amendments to the policy, or not.

11 OFFICER'S COMMENTS/CONCLUSION

The updated Overhanging Trees Policy provides clear guidance on all forms of vegetation, including trees, hedges, and similar plants, and aligns with the *Neighbourhood Disputes About Plants Act 2017*. It defines Council's advisory role and outlines the responsibilities of property owners, ensuring transparency and consistency. The policy directs residents to appropriate processes for resolving disputes and includes links to relevant legislation and resources. By offering practical information and support, the policy reduces confusion, promotes community understanding, and helps minimise unnecessary financial and administrative burdens for both Council and residents.

12 ATTACHMENTS

1. Overhanging Trees Policy 2025 [14.1.1 - 3 pages]
-



14.2 CRESSY CHILDCARE / BARTHOLOMEW PARK - DRAFT MASTERPLAN

File: N/a
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Tatiana Paniagua, Executive Officer

MINUTE NO. 25/378

DECISION

Cr Andrews/Cr Terrett
That Council

- a) accept in principle the Draft Masterplan for the Cressy Childcare Expansion and Bartholomew Park upgrade, and approve its release for public consultation;
- b) consider funding components of the Masterplan in future Council budget deliberations, and request Council Officers seek external grant opportunities to support implementation; and
- c) request Council Officers to prepare a staged implementation plan for the project.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss and Cr Terrett

Voting Against the Motion:

Nil

RECOMMENDATION

That Council

- a) accept in principle the Draft Masterplan for the Cressy Childcare Expansion and Bartholomew Park upgrade, and approve its release for public consultation;
- b) consider funding components of the Masterplan in future Council budget deliberations, and request Council Officers seek external grant opportunities to support implementation; and
- c) request Council Officers to prepare a staged implementation plan for the project.

1 PURPOSE OF REPORT

The purpose of this report is to:

- i) Present the Draft Masterplan for the Cressy Childcare Centre Expansion and improvements to Bartholomew Park;
- ii) Seek Council's endorsement to release the Draft Masterplan for community consultation; and
- iii) Request Council's approval of the proposed approach to implementation.

2 INTRODUCTION/BACKGROUND

Cressy Childcare and the adjacent Bartholomew Park form an important community space within the Cressy township. With an increasing number of families in the district and growing demand for childcare services, Council recently purchased the property at 94 Main Street, Cressy to enable both an expansion of the Childcare Centre and the provision of improved outdoor spaces.

During the current financial year, Council engaged consultants to prepare concept designs for the proposed alterations and additions to the Childcare Centre, alongside potential upgrades to Bartholomew Park. The estimated costs for these works are:

- Childcare Centre expansion: approximately \$2.5 million; and
- Bartholomew Park improvements: between \$150,000 and \$200,000.



The Draft Masterplan provides a consolidated vision for the expanded childcare facilities, improved play spaces, upgraded paths and landscaping, and enhanced community amenities.

3 STRATEGIC PLAN 2021-2027

3.1 Strategic Plan 2021-2027

The Strategic Plan 2021-2027 provides the guidelines within which Council operates.

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

- 1.1 Council is connected to the community
- 1.3 Management is efficient, proactive and responsible
- 1.4 Improve community assets responsibly and sustainably

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

- 2.1 Strategic, sustainable, infrastructure is progressive

People: Culture and society - a vibrant future that respects the past

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

- 3.3 Public assets meet future lifestyle challenges
- 3.4 Towns are enviable places to visit, live and work

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

A full project cost estimate for the entire Masterplan has not yet been developed.

No allocation has been included in the 2025/2026 municipal budget.

As previously noted, the following preliminary estimates have been provided:

- Childcare Centre expansion: approx. \$2.5 million
- Bartholomew Park works: approx. \$150,000–\$200,000

Implementation of elements of the Masterplan may be considered in future Council budgets. Council Officers will also explore external grants and community contributions.

7 RISK ISSUES

Key risks include:

- Cost escalation during detailed design and procurement;
- Community expectation management;
- Funding availability for full implementation.

Further risk analysis will be undertaken as the project progresses.

8 CONSULTATION WITH STATE GOVERNMENT

Nil required at this stage.



9 COMMUNITY CONSULTATION

Pending Council endorsement, the Draft Masterplan will be forwarded to the Cressy District Committee for review and subsequently released for broader public consultation.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may:

- Accept or not accept the Draft Masterplan for the Cressy Childcare Centre Expansion and Bartholomew Park Upgrade;
- Approve the release of the Draft Masterplan for community consultation;
- Support consideration of the Masterplan components in future budget deliberations and request that external funding opportunities be pursued; and
- Request Council Officers to prepare a staged implementation plan.

11 OFFICER'S COMMENTS/CONCLUSION

The Draft Masterplan supports Council's strategic objectives and provides a coordinated approach to improving childcare services and community facilities in Cressy. Council's recent acquisition of 94 Main Street enables meaningful expansion of community assets and better supports the needs of local families.

Releasing the Masterplan for community consultation will ensure that residents and stakeholders have the opportunity to provide feedback before the plan is finalised and implementation priorities are determined.

12 ATTACHMENTS

1. 03.10.25 Draft Cressy Child Care Concept [**14.2.1** - 4 pages]
-



15 CORPORATE SERVICES REPORTS

15.1 POLICY REVIEWS: RISK MANAGEMENT POLICY & FRAMEWORK; CODE OF TENDERING AND PROCUREMENT

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Tatiana Paniagua, Executive Officer

MINUTE NO. 25/379

DECISION

Cr Terrett/Cr Archer

That Council endorse the following reviewed policies:

- Risk Management Policy and Framework
- Code of Tendering and Procurement

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss and Cr Terrett

Voting Against the Motion:

Nil

RECOMMENDATION

That Council endorse the following reviewed policies:

- Risk Management Policy and Framework
- Code of Tendering and Procurement

1 PURPOSE OF REPORT

The purpose of this report is to seek Council endorsement of the revised *Risk Management Policy and Framework* and *Code of Tendering and Procurement* following a scheduled review. The review ensures that both policies remain current, compliant with legislation, and aligned with contemporary local government practice and operational requirements.

2 INTRODUCTION/BACKGROUND

As part of Council's ongoing commitment to good governance, continuous improvement, and legislative compliance, a scheduled review has been undertaken of:

- the *Risk Management Policy and Framework*, and
- the *Code of Tendering and Procurement*.

The review assessed the policies' relevance, clarity, usability and alignment with current legislation including the *Local Government Act 1993*, *Local Government (General) Regulations*, and applicable Australian Standards (e.g., AS ISO 31000:2018).

The revisions made to both policies are primarily minor in nature and include:

- clarification of responsibilities and procedural steps
- improved alignment with contemporary governance standards
- removal of outdated references
- consolidation of duplicated information
- updates to review dates and administrative details
- improved formatting to enhance readability

The review has resulted in minor changes with changes highlighted and deletions including strikethrough.



3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

The Strategic Plan 2021-2027 provides the guidelines within which Council operates.

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

- 1.2 Councillors serve with integrity and honesty
- 1.3 Management is efficient, proactive and responsible
- 1.4 Improve community assets responsibly and sustainably

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

- 2.3 Collaborative partnerships attract key industries
- 2.4 Support and attract wealth-producing business and industry

People: Culture and society - a vibrant future that respects the past

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

- 3.4 Towns are enviable places to visit, live and work

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

Regular, structured review of Council policies is essential to ensure they remain contemporary, relevant, compliant with legislation and supportive of robust governance practices.

Endorsement of the revised policies will ensure that Council's operational and procurement processes continue to be guided by clear, current and effective policy frameworks.

5 STATUTORY REQUIREMENTS

The following legislation and standards are relevant to these policies:

Risk Management Policy and Framework:

- *Local Government Act 1993 (Tas)*
- *Work Health and Safety Act 2012 (Tas)*
- *AS ISO 31000:2018 Risk Management – Guidelines*
- *Relevant internal Council policies and procedures*

Code of Tendering and Procurement:

- *Local Government Act 1993 (Tas)*



- *Local Government (General) Regulations*
- *Requirements relating to open tendering, public advertising and procurement thresholds*
- *Public accountability and transparency obligations*

The revised policies continue to meet statutory obligations.

6 FINANCIAL IMPLICATIONS

Any financial implications associated with implementing these policies can be met within Council's existing budget allocations. Improved risk management and procurement procedures are expected to reduce exposure to financial loss and achieve best-value outcomes in procurement activities.

7 RISK ISSUES

Regularly reviewing and updating Council policies is essential to maintaining an effective governance framework and mitigating organisational risk. Adoption of the revised Risk Management Policy and Framework, along with the Code of Tendering and Procurement, will assist in reducing the likelihood of non-compliance with legislative and regulatory obligations. Ensuring that policies remain current also provides greater clarity regarding roles, responsibilities, and procedural expectations across the organisation.

Updated policies strengthen transparency and accountability in procurement and risk management processes, thereby reducing Council's exposure to operational, financial, and reputational risks. Clear, contemporary policies support consistent organisational practice and promote informed decision-making. These improvements contribute to building and maintaining community confidence in Council's governance and organisational integrity.

Conversely, failure to update these policies would increase the potential for outdated, inconsistent, or unclear practices, which may lead to governance deficiencies, reduced transparency, and elevated risk exposure. Keeping policies current ensures that Council continues to operate in a responsible, defensible, and compliant manner.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Not applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council has the following options to consider:

- Endorse the amended *Risk Management Policy and Framework* and the *Code of Tendering and Procurement* as presented;
- Request further amendments to one or both policies; or
- Reject the proposed amendments and retain the current version of the policies.

11 OFFICER'S COMMENTS/CONCLUSION

As part of Council's ongoing commitment to good governance and continuous improvement, a scheduled review of the *Risk Management Policy and Framework* and the *Code of Tendering and Procurement* has been undertaken. The review considered the policies' relevance, clarity, and alignment with current legislative requirements, industry standards, and operational practices.

The proposed amendments are the result of this review, ensuring that the policies remain current, transparent, and consistent with legislative obligations and best practice.

Key updates include:

Risk Management Policy & Framework



- Integration of emerging risks, including climate change, cybersecurity, and pandemic preparedness.
- Alignment with AS ISO 31000:2018 risk management principles.
- Enhanced clarification of roles, responsibilities, and accountabilities.

Code of Tendering and Procurement

- Updated procurement thresholds to \$250,000, in line with the 2025 Regulations.
- Strengthened probity, transparency, and reporting requirements.
- Inclusion of exemptions and multi-use register provisions to support efficient procurement practices.

These amendments demonstrate Council's commitment to effective governance, responsible resource management, and maintaining community confidence in Council decision-making.

It is therefore recommended that Council consider and endorse the proposed amendments and additions as highlighted in the attached marked-up policy documents.

12 ATTACHMENTS

1. Risk Management Policy and Framework [**15.1.1** - 14 pages]
 2. Code of Tendering and Procurement [**15.1.2** - 16 pages]
-



16 WORKS REPORTS

16.1 CAMPBELL TOWN - ADDITIONAL ELECTRIC VEHICLE CHARGING

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Leigh McCullagh, Works Manager

MINUTE NO. 25/380

DECISION

Cr Goss/Cr Terrett

That Council:

- a) require Evie Networks to undertake public consultation, including engagement with Campbell Town businesses, at their cost and report back to Council for all necessary approval/s; and
- b) defer any works for six months to minimise disruption during Main Street works.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss and Cr Terrett

Voting Against the Motion:

Nil

Mayor Knowles adjourned the Council Meeting for the meal break at 6.46pm at which time, Ms Strickland and Mr Badcock left the meeting. Mayor Knowles advised that following the meal break, Council would move into Closed Council.

RECOMMENDATION

That Council:

- a) approve in principle the upgrade and expansion of EV charging infrastructure at 3 Commonwealth Lane, Campbell Town, as proposed by Evie Networks; and
- b) proceed to:
 - i) finalise a lease variation incorporating Council's suggested commercial terms:
- or
- ii) require Evie Networks to undertake public consultation, including engagement with Campbell Town businesses, at their cost and report back to Council for all necessary approval/s; and
- c) defer commencement of works for six months to minimise disruption during Main Street works.

1 PURPOSE OF REPORT

To seek Council's decision on Evie Networks' request to upgrade and expand electric vehicle charging infrastructure at the Campbell Town site.

2 INTRODUCTION/BACKGROUND

Evie Networks currently operates two EV chargers at 3 Commonwealth Lane, Campbell Town, under a partnership with Council. They propose to upgrade these facilities by replacing the existing Tritium chargers with Kempower units, expanding the leased area to include four additional bays (totalling six), and investing approximately \$600,000 in site improvements.

As part of the proposal, Evie Networks has offered commercial terms including an annual rent of \$2,500 per bay (totalling \$15,000), subject to an annual increase of 3%, and no additional responsibilities for Council beyond legal costs associated with the lease variation.



Council considerations include the potential loss of parking spaces and impacts on businesses, the need for formal public consultation, and timing implications to avoid disruption during the Campbell Town Main Street works.

They propose:

- Replacing existing Tritium chargers with Kempower units.
- Expanding the leased area to include four additional bays (total six).
- Investing approximately \$600,000 in site upgrades.

Commercial terms offered:

- Rent: \$2,500 per bay per annum (total \$15,000), 3% annual increase.
- No additional responsibilities for Council beyond legal costs.

Council considerations include:

- Loss of parking spaces and associated community/business impact.
- Requirement for public consultation.
- Timing to avoid disruption during Main Street works.

Comparison of Lease Terms

Item	Evie Networks Proposal	Council Suggested Terms
Annual Rent per Bay	\$2,500	\$3,000
Total Annual Rent	\$15,000 (6 bays)	\$18,000 (6 bays)
Annual Increase	3%	To be negotiated
Compensation for Lost Parking	Not offered	\$4,000 per lost bay upfront
Public Consultation	Not specified	Mandatory, at Evie's cost
Timing of Works	ASAP (by EOFY 25/26)	Deferred for 6 months post Main Street works

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

The Strategic Plan 2021-2027 provides the guidelines within which Council operates.

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

- 1.1 Council is connected to the community
- 1.3 Management is efficient, proactive and responsible
- 1.4 Improve community assets responsibly and sustainably

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

- 2.1 Strategic, sustainable, infrastructure is progressive
- 2.3 Collaborative partnerships attract key industries



People: Culture and society - a vibrant future that respects the past

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

- 3.3 Public assets meet future lifestyle challenges
- 3.4 Towns are enviable places to visit, live and work

Place: Nurture our heritage environment

Environment - Cherish, Sustain our Landscapes and Preserve, Protect Our Built Heritage for Tomorrow

Strategic outcomes:

- 4.2 Meet environmental challenges

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

The proposal will require a variation to the existing lease agreement and must comply with Council's asset management and sustainability policies. Consideration must also be given to the removal of trees and other landscape modifications.

5 STATUTORY REQUIREMENTS

Any proposed upgrade and expansion of the Campbell Town EV charging site must comply with relevant planning, electrical, and environmental legislation, including the *Local Government Act 1993 (Tas)* regarding lease variations. The works will be required to meet all applicable development and safety standards, and Evie Networks will be responsible for obtaining any necessary permits or approvals prior to commencement. Council's approval is therefore contingent upon compliance with statutory obligations across the full scope of the project.

6 FINANCIAL IMPLICATIONS

The proposed lease variation has the potential to increase Council's annual revenue from \$15,000 to \$18,000, reflecting a revised rental rate of \$3,000 per bay for six bays. Additionally, an upfront payment of \$4,000 per lost parking space is recommended to compensate for the community impact of displaced car parking. Legal review and administration costs associated with the lease variation will also be borne by Council, though these are expected to be minor in comparison to the overall benefit of the upgraded infrastructure. The investment by Evie Networks of approximately \$600,000 into site upgrades represents a significant contribution to local infrastructure at no capital cost to Council.

7 RISK ISSUES

The primary risks relate to the loss of public parking spaces and associated community or business concerns. Without thorough consultation, the proposal may be perceived negatively, particularly given the existing reduction in parking capacity during ongoing town centre improvements. There is also a risk of construction overlap with the Main Street works, which could contribute to congestion, reduced accessibility, and broader community frustration. These risks can be mitigated through careful scheduling, transparent communication, formal engagement with businesses, and deferring works to reduce cumulative disruption.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.



9 COMMUNITY CONSULTATION

Community consultation is a key requirement prior to the approval of any lease variation or infrastructure upgrade. Evie Networks will be responsible for funding and managing the consultation process, which must include direct engagement with Campbell Town businesses. The consultation should provide an opportunity for the community to comment on the proposed changes, including the expansion of bays, the removal of trees, and any associated impact on parking availability. Council officers will oversee the consultation process to ensure that community feedback is appropriately considered before a final decision is made.

10 OPTIONS FOR COUNCIL TO CONSIDER

- Approve proposal with conditions.
- Reject proposal.
- Approve upgrade only, without expansion.

11 OFFICER'S COMMENTS/CONCLUSION

Evie Networks' request represents a significant reinvestment in the Campbell Town charging site, with an estimated \$600,000 upgrade to modernise the existing Tritium units and expand the facility to six Kempower charging bays. This aligns with broader national and regional efforts to provide reliable, high-capacity EV infrastructure and supports Council's long-term strategic goals relating to sustainable infrastructure, economic development, and community asset improvement.

The proposal would bring increased visibility and usage to the Campbell Town site, potentially attracting additional visitors and economic activity. However, the expansion will result in the loss of four existing public parking spaces, which is a key concern for local businesses and the broader community, particularly given previous reductions in parking availability and ongoing Main Street works. For this reason, it is essential that Evie Networks undertake thorough public consultation, including engagement with Campbell Town business operators, to ensure the community understands both the benefits and potential impacts of the project.

The commercial terms offered by Evie Networks provide a notable improvement from the current peppercorn arrangement; however, the proposed rental rate of \$2,500 per bay does not reflect the current market value. Council's suggested rate of \$3,000 per bay per annum, along with upfront compensation of \$4,000 per lost parking bay, better accounts for the permanent loss of parking and reflects the cost associated with reinstating equivalent parking spaces elsewhere.

Given the scale of the work and potential disruption, it is also appropriate to defer commencement for six months to avoid overlap with the Campbell Town Main Street upgrade project. This will minimise cumulative impacts on traffic flow, business activity and town amenity.

Overall, the officer's assessment is that the proposal is reasonable and beneficial, provided it is supported by conditions that protect community interests and ensure appropriate commercial arrangements. It is therefore recommended that Council approve the proposal in principle, subject to the finalisation of revised lease terms, mandatory public consultation undertaken at Evie Networks' cost, and timing adjustments to avoid unnecessary disruption.

12 ATTACHMENTS

1. KEMPOWER SATELLITE VERSION 2 DATASHEET RE V.3.40 12-2023 EN (1) [16.1.1 - 7 pages]
2. Campbell Town Refresh and Expansion Concept [16.1.2 - 3 pages]



17 ITEMS FOR THE CLOSED MEETING

Mayor Knowles reconvened the meeting after the meal break at 7.22pm. Council resumed with Item 17.1 Resolution to Move into Closed Meeting.

MINUTE NO. 25/381

DECISION

Deputy Mayor Lambert/Cr Archer

That Council move into the "Closed Meeting" with the General Manager, Corporate Services Manager, Works Manager, Project and Building Compliance Manager, Senior Planner, Executive Officer and Executive Assistant.

Carried Unanimously

RECOMMENDATION

That Council move into the "Closed Meeting" with the Acting General Manager, Works Manager, Project and Building Compliance Manager, Senior Planner, Executive Officers and Executive Assistant to discuss Closed Council Items.

Item	Local Government (Meeting Procedures) Regulations 2025 Reference
3.1 Confirmation of Minutes	17(2)(h)
3.3 Applications for Leave of Absence	17(2)(i)(j)
3.5 Personnel Matters	17(2)(a)(b)
3.6 Personnel Matters	17(2)(a)(b)
4.1 Personnel Matters	17(2)(a)(b)
4.2 Action Items: Closed Council Status Report	17(2)(h)
4.3 Personnel Matters	17(2)(a)(b)
4.4 Personnel Matters	17(2)(a)(b)
5.1 Legal Matter	17(2)(k)
5.2 Legal Matter	17(2)(k)
5.3 Personnel Matters	17(2)(a)(b)
5.4 Australia Day and Volunteer Awards	17(2)(h)
5.5 Commercial Matter	17(2)(d)

Local Government (Meeting Procedures) Regulations 2025 - Part 2 – Meetings

17. Closed Meetings:

- (2) *A part of a meeting may be a closed meeting when one or more of the following matters are being, or are to be, discussed at the meeting:*
- (a) *personnel matters, including complaints against an employee of the council;*
 - (b) *industrial relations matters;*
 - (c) *information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business;*
 - (d) *commercial information of a confidential nature that, if disclosed, is likely to –*
 - (i) *prejudice the commercial position of the person who supplied it; or*
 - (ii) *confer a commercial advantage on a competitor of the council; or*
 - (iii) *reveal a trade secret;*
 - (e) *contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal;*
 - (f) *the security of –*
 - (i) *the council, councillors and council staff; or*
 - (ii) *the property of the council;*
 - (g) *proposals for the council to acquire land or an interest in land or for the disposal of land;*
 - (h) *information that is –*
 - (i) *of a personal and confidential nature; or*
 - (ii) *provided to the council on the condition that it be kept confidential;*
 - (i) *requests by councillors for leave of absence;*
 - (j) *notifications by councillors of leave of absence for parental leave;*
 - (k) *matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council;*
 - (l) *the personal hardship of any person who is resident in, or is a ratepayer in, the relevant municipal area.*



17.1 CLOSED COUNCIL DECISIONS RELEASED

5.3 REVIEW OF WORKFORCE PLAN 2025-2029

MINUTE NO. 25/391

DECISION

Cr Goss/Cr Adams

That Council

- a) receives the information provided;
- b) receives a report after the next scheduled review for the December 2026 Closed Council Meeting;
- and
- c) in relation to this matter
 - i) consider whether any discussion, decision, report or document is kept confidential or released to the public; and
 - ii) determined **to release the decision only** to the public.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Goss and Cr Terrett

Voting Against the Motion:

Nil



18 CLOSURE

MINUTE NO. 25/396

DECISION

Cr Adams/Cr Archer

That Council move out of the "Closed Meeting".

Carried Unanimously

Mayor Knowles closed the meeting at 8.51pm.

MAYOR _____ DATE _____